

ADAMS COUNTY PLANNING COMMISSION

Meeting Minutes – January 18, 2017 Adams County Agricultural and Natural Resources Center

Attendance: *Members* – Ed Kaplan, Albert Lowas, William Smith, Victor Frank, John Lerew, Melvin Lebo, Skip Strayer, Pete Martin, Richard Crouse
Staff – Carly Marshall, Andrew Merkel, Bicky Redman

Adoption of Agenda: Mr. Frank made a motion to adopt the agenda. The motion was seconded by Mr. Lebo and passed.

Minutes from Previous Meeting: The minutes from December 2016 meeting were approved as submitted.

Reorganization: Mr. Frank nominated John Lerew as Chair, Ed Kaplan Seconded and the motion was passed unanimously. Mr. Crouse nominated Mr. Frank as Vice Chair, Mr. Smith seconded, and the motion was passed unanimously.

Advanced Public Comments: None

Subdivision and Land Development Report:

Mr. Merkel reviewed the SLD Reports for December, 2016 and highlighted several findings:

- *SLD Submissions:*
 - There were three plans submitted in December, the only major plan submitted in the month of December was for a building addition to the Gettysburg Union Building in Gettysburg College.
- *67/68 Submissions:*
 - Gettysburg College – NPDES Permit
 - Mark Gettysburg, LP – water obstruction and encroachment activities and NPDES permit
 - Cambrian Hill LP- water obstruction and encroachment activities and NPDES permit
 - Hickory Bridge Road bridge replacement
- *Miscellaneous Submissions:*
 - Section 106 Review for the Weimer Tract acquisition and transfer to the GNMP
 - Alpha Fire Company No. 1

Fruitbelt Impact Assessment:

Bicky Redman presented the results from the 2016 Fruitbelt Economic Impact Assessment. She stated that the project took a little longer than expected because the local growers were so generous with the information they provided the consultant, which resulted in a much more accurate study. The goal of the project was to determine the total economic impact of the Adams County Fruitbelt, and also to establish a model that ACOPD could update as well as apply to other agricultural sectors in the County. Adams County apple production makes up 70% of the total apple production for the state of Pennsylvania. The study indicated that the Fruitbelt industries will be viable and sustained well into the future. One trend identified in the study is that more of the apples grown locally are used for fresh retail market rather than processing. More value-added products such as hard cider are expanding, as are direct sales at farm markets, and ag-tourism. These expanded products are engaging a younger generation of farmers locally. The largest concern identified in the study was a lack in available labor force, and labor consists of 40-50% of the cost of production. Additionally, a need for affordable housing for the labor force was also identified.

The economic impact of the Fruitbelt on the local economy is 580 million dollars. The economic impact to the State of Pennsylvania can be reasonably expected to be several times higher. Mr. Merkel commented that these results highlight the need to focus economic development efforts on attracting businesses and high tech industries that support our agricultural industry.

Mr. Martin commented that we should examine but-for industries and supporting industries, and how they fit in with our current zoning ordinances, whether they are compliant, and whether some uses should be re-defined in the ordinances. When traditionally commercial businesses are supporting the ag industry, is there a way they can be listed as agriculture. AgComm is an example of a non-conforming use that supports the local agriculture industry. It should be a goal of zoning to help the agricultural sector grow and thrive. If a business is needed to support our local agricultural industry, it should be a use by-right.

Mr. Frank commented that there should also be education and understanding between the agricultural industry and agricultural areas and the surrounding non-agricultural community regarding their needs and impacts.

Mr. Merkel explained that one of the challenges with agricultural zoning is that the State views all agricultural uses the same in terms of zoning and land use, regardless of the intensity.

Mr. Frank asked what the impact of China apple imports on the local apple industry. Ms. Redman explained that a larger competitor for us is Washington State.

Ms. Redman explained that the next step for Adams County is a combined marketing effort the Fruitbelt industry.

Mr. Martin asked if we plan on posting this information on YouTube or social media so the public can easily access. Mr. Merkel responded that ACOPD is not currently able to use social media per County Policy.

Proposed Land Development Submission Map:

Ms. Marshall presented the new Proposed Land Development Submission Map hosted on the ACOPD's website. This interactive map shows all major proposed land development plans submitted to the County for review.

Member Comments: None.

Staff Comments: None.

Public Comments: None.

Adjournment: 8:30 PM.