

Adams County Planning Commission

Adams County Agricultural &
Natural Resources Center
670 Old Harrisburg Road
Gettysburg, Pennsylvania 17325

Meeting Minutes – April 17, 2019

Attendance:

Members – John Lerew, Victor Frank, Melvin Lebo, Skip Strayer, Al Lowas, Richard Crouse, Pete Martin, Bill Smith, Ed Kaplan

Staff – Carly Marshall

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

Minutes from Previous Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 3 SLD plans were submitted in March 2019 including:

- William Whiteford proposed 10+ acre subdivision – Oxford Twp
- Harry McKean subdivision plan – Conewago Twp
- 150 Carlisle St. Sketch Plan – Gettysburg Boro

67/68 Submissions: 10 67/68 reviews in March 2019, including:

- EB Clearing Inc – Huntington Twp, NPDES Stormwater/Construction
- Rec Park – Gettysburg Boro, NPDES General
- Residences at Deatrack – Cumberland Twp, NPDES Stormwater/Construction
- Pennwood Products – East Berlin, NPDES General

Municipal/Misc. Reviews: 2 municipal reviews and Comprehensive Plans/Misc. in March 2019, including:

- Mt Joy Township zoning amendment – amending requirements and standards for target range
- Littlestown Boro zoning amendment – add age-qualified housing as a Conditional Use in Commercial/Employment District and update standards for Age-Qualified Housing and Apartment Buildings to reflect current market trends. ACOPD prepared the language for this ordinance update through the CAPP program.

ACOPD Updates:

Review 2019 ACPC Membership Information

Ms. Marshall requested the Planning Commission members review their membership and contact information and provide any changes or updates. It was noted that Mr. Lerew has served on the Adams County Planning Commission for almost 41 years, and Mr. Frank has served for 35 years.

ACOPD Staff Updates

Ms. Marshall reported that Planner Christopher Caba accepted an offer for employment at York County Planning Commission, and his last day with ACOPD was Friday, April 12. The County has posted the position of Transportation Planner for his replacement.

Franklin Township ASA Review

7-Year ASA Review

Ms. Marshall presented the information and map for twenty-seven parcels for re-establishment in Franklin Township's Agricultural Security Area #1. ACOPD staff recommended that the Planning Commission recommend to the Franklin Township Board of Supervisors that they approve the Franklin Township ASA #1 Seven Year Review with changes noted from the original recorded ASA.

Mr. Crouse inquired how a municipality can deny renewal for a preserved farm in an ASA. Ms. Dayhoff explained that you can't, but the law requires a 7-year review.

Mr. Crouse made the motion to recommend approval of the Franklin Township ASA #1 Seven Year Review.

Mr. Lowas seconded, and the motion was carried unanimously.

Ms. Dayhoff then presented the application for addition to the ASA an 18.3 acre property on 703 Flohrs Church Road. The farm has applied for the County's preservation program, but they were not at the time in an ASA. Ms. Marshall explained that staff reviewed the proposed ASA addition with the State's requirements of inclusion for an ASA. Staff agreed that the land proposed for inclusion is in a residentially zoned area, adjacent to sewer and water connections and is also an area that has been designated for growth by the Northwest Adams Joint Comprehensive Plan. Staff did note that the adjacent properties are in the Franklin Township ASA and have a long history of farming, but also that their ASA designations were established prior to the completion of the NWAJCP and the current zoning for the Township. ACOPD staff recommends that the Planning Commission recommend to the Franklin Township Board of Supervisors to deny the Franklin Township ASA addition of the Dale & Donna Byers property on Flohrs Church Road as submitted by Franklin Township. Ms. Marshall noted that this recommendation is consistent with recommendations of ACOPD staff in the past relating ASA applications in growth areas and in or near public sewer and water connections.

Mr. Strayer asked if they could still develop if they put the farm in an ASA. Ms. Dayhoff explained that they could develop, the ASA status would make it eligible for preservation.

Mr. Lowas asked whether putting a farm into an ASA effects taxes. Ms. Dayhoff explained that it would not.

Mr. Crouse made the motion to recommend approval of the addition of the Dale & Donna Byers property as submitted to the Franklin Township Agricultural Security Area. Mr. Crouse explained that he is trying to preserve as much as he can and not preserving it would break the farm up.

Mr. Frank seconded the motion. The motion was carried unanimously.

ACOPD Plan Submissions Public Map Updates

Ms. Marshall presented updates to the maps ACOPD provides on their website for public information and review of Subdivision and Land Development Plans submitted in the County. The Subdivision and Land Development map shows all plans submitted since 2012, which can be filtered by year. Multiple plans submitted for the same parcel, however, will only show the most recent plan submission.

The SLD Submissions Dashboard provides summary data from plans submitted for review for the year, including total number of plans submitted, percentage of residential, agricultural, and commercial plans, acreage proposed for conversion, and top municipalities by submission. Mr. Strayer inquired whether this information is public. Ms. Marshall said it is on the ACPC website.

ACOPD Annual Report

Ms. Marshall presented the data from the 2018 Subdivision and Land Development plans reviewed by Adams County Planning Commission, as well as County Building Permit data for 2018.

Member Comments: None.

Staff Comments: None.

Public Comments: None.

Adjournment: 8:00 PM.