

ADAMS COUNTY PLANNING COMMISSION

Meeting Minutes – April 19, 2017

Adams County Agricultural and Natural Resources Center

Attendance: Members –William Smith, Victor Frank, John Lerew, Skip Strayer, Pete Martin, Richard Crouse, Albert Lowas

Staff – Carly Marshall, Robert Thaeler, Sherri Clayton, Harlan Lawson

Commissioners – Marty Qually

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

Minutes from Previous Meeting: The minutes from January 2017 meeting were approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

Mr. Thaeler reviewed the SLD Reports for February and March 2017 and highlighted several findings:

- *SLD Submissions:* 21 plans submitted in February and March combined, which consisted primarily of minor subdivision and lot addition plans. Plans of note include:
 - Ag Com lot consolidation and 4,345 SF building addition in Tyrone Township
 - Nolt's Mulch Products land development plan for 4800 SF building in Straban Township
 - Cumberland Crossing at the Links land development plan for a 43 unit residential development in Cumberland Township
 - TKC CCXX, LLC land development plan for proposed shopping center with 15 commercial units totaling 140,870 SF and 641 parking spaces on 34.363 acres in Straban Township.
- *67/68 Submissions:* Five 67/68 review submissions in February and March, including:
 - Brethren Home Community NPDES for Stormwater/Construction
 - Ag Com NPDES for Stormwater/Construction
 - Musket Ridge NPDES for Stormwater/Construction
 - Gettysburg Battlefield Resort NPDES General Permit
 - TKC CCXXX LLC NPDES for Stormwater/Construction
- *Municipal Reviews:* Four municipal review submissions in February and March, including:
 - Zoning ordinance amendment in Straban Township regarding height increase by AgCom, which was a resubmission with minor changes from the first submission
 - There was a review for the new SALDO in Highland Township
 - Zoning ordinance text amendment in Freedom Township proposing the accommodation of casino and racing facilities in their Mixed-Use district. Mr. Thaeler summarized the review that ACOPD performed. Considering the municipality must provide for reasonable accommodation for all legal uses, ACOPD supported the accommodation of this use near the Route 15 interchange. There was substantial comment in the ACOPD review on improvements to the proposed text of the amendment, including setback, parking, and lighting standards.

2016 Annual Report

Ms. Marshall presented the 2016 Annual Subdivision and Land Development activity report for Adams County. In 2016 there were 89 SLD plan reviews, down 34% from 2015. The majority of the plans submitted were minor subdivisions and lot additions, and the average size of new lots was approximately three acres. There were 72 new residential units proposed in 2016, 44 of which would be on centralized sewer and water systems. The acreage of land proposed to be converted to development was 657, down 30% from 2015. The acreage of active agricultural land proposed for conversion to development was 120 acres, up 66% from 2015.

Ms. Marshall also reported the building permit activity for 2016. There were building permits issued for 396 new residential units in 2016, up 69% from 2015. Among those were 166 permits for new single family residents, 25 duplex units, 147 multifamily units, and 31 mobile homes. Note: the count is for the actual number of units being permitted, so single family = 1 unit, duplex = 2 units. Also in 2016 ACOPD began tracking commercial building permits for new construction and building or business expansion. In 2016, 16 building permits were issued for new commercial construction and there were two major building addition/expansion projects.

Member Comments: None.

Staff Comments: None.

Public Comments: None.

Adjournment: 8:00 PM.