

# Adams County Planning Commission

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

## Meeting Minutes – July 17, 2019

### **Attendance:**

*Members* – John Lerew, Victor Frank, Melvin Lebo, Skip Strayer, Richard Crouse, Bill Smith

*Staff* – Andrew Merkel, Sherri Clayton-Williams

**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:* 36 SLD plans were submitted in April, May, and June 2019 including:

April:

- Stonehedge Phase I – Straban Twp., Revised plan for 6,312SF office building
- Pine Run Park Ph III – Hamilton Twp, Revised plan for 38 dwelling units and 2 recreation lots.
- Meadowbrook RV & Boat Storage – Berwick Twp, Revised plan for self-storage business with office building and wash bays on Hershey Heights Rd.
- Gettysburg Ridge – Cumberland Twp, 32-unit residential development on Deatrick Drive.
- Smith Disposal Facility – Straban Twp, house, garage, 9800sf storage building, holding tank, and stormwater management on Beaver Run Rd.
- Arendtsville Elementary School – Arendtsville Boro, 35,000sf building addition, parking, and stormwater management.
- Amblebrook – Straban Twp, Phase 1 subdivision of 434 single-family residential lots.

May:

- Colonial Ridge Phase III – Mt. Pleasant, Resubmission proposing 40 townhouse units on Two Taverns Road.
- Mavis Tire – Conewago Twp, 6369sf tire repair service facility on Carlisle Pike.
- Summerfield Phase I – Oxford Twp, 65 townhouse units and 45 single-family units on Shank Rd.

June:

- Stonehedge Phase I – Straban Twp, 6312sf office building on lot 17 in Adams Commerce Park.
- Residences at the Bridges – Berwick Twp, 34 residential lot subdivision on Kineman Rd.

- Amblebrook Amenity Area – Straban Twp, 54,400sf building and various recreational amenities to serve Amblebrook development.
- Amos Conley Farms – Straban Twp, 10+ acre subdivision for solar facility on Hunterstown Rd.
- Oxford Pointe – Oxford Twp, 23 lot residential subdivision on Hanover St.

*67/68 Submissions:* 12 67/68 reviews in April, May, and June 2019, including:

- Upper Adams School District General NPDES for the Elementary School renovations
- Thermal Logistics General NPDES for 2 new storage/warehousing buildings, a building addition to an existing barn, stormwater management, wetlands crossing, and riparian buffer plantings.
- JLM Realty – Mavis Tire North Hanover General NPDES for a 6369sf tire repair/service facility, parking, and related stormwater management.
- Amblebrook Columbia Gas General NPDES
- Carol Dell NPDES Stormwater/Construction for the Germany Township municipal park sports field.

*Municipal/Misc. Reviews:* 7 municipal reviews and Comprehensive Plans/Misc. in April, May, and June 2019, including:

- Conewago Township Zoning Map amendment - re-zone 5 parcels totaling 202.41 acres along the south side of Route 116 and to the west of McSherrystown Boro from Agricultural (A) District to the Suburban Residential (R-1) District.
- Huntington Township Zoning Map amendment – Re-zone a 26+ acre parcel from the Ag-Conservation (AC) District and Commercial Industrial (CI) to the Commercial Industrial (CI) District.
- Union Township Zoning text amendment – update Family, billboards, solar energy systems, wireless facilities, and signs.
- Cumberland Township Zoning Map amendment – re-zone 2 lots from the Agricultural (A) District to the Agricultural/residential (AR) District.
- Gettysburg Boro Zoning Map amendment – Re-zone 2 lots from the Institutional (INS-1) District to the Residential Office (RO) District.
- Fairfield Boro Zoning text amendment – Our office assisted in drafting language for child care facilities, family child care, and group child care.
- Littlestown Boro Zoning amendment – our office assisted in drafting language to accommodate rental storage uses and updates Mixed-Use Property language to allow more flexibility.

### **ACOPD Updates:**

#### *County Transportation Improvement Plan Update*

Mr. Merkel provided an update on the new financial guidance for the 2021-2024 TIP cycle. He explained there is a major shift of funds towards the Interstate program. \$150 million in 2021 and \$50 million each subsequent year until the total Interstate investment in PA equals \$1

billion annually. Additionally, funding formulas will be shifted from 65%/35% bridge/highway to 40%/60% bridge/highway.

Adams County's allocation will drop from \$43 million to \$35 million. Our allocation for the first TIP ACTPO adopted in 2001-04 was \$40 million, \$5 million more than we get now. If that funding had stayed consistent with inflation we would be at \$60 million by now. There will be significant impacts to project priorities in Adams County.

Project priorities for Adams County will need to shift substantially. The 15/30 Interchange project will likely need to be delayed or even cancelled. Many fewer bridge projects, including local bridges. Funding the Eisenhower Drive extension will be very difficult.

#### *Pleasant View Estate Update*

Mel Lebo provided an update on this project. There are 667 townhouses proposed on 167 acres near Route 94/Cedar Road. The Zoning Hearing Board application is scheduled for a September hearing. Major impacts on schools and transportation network are anticipated. The Township is working closely with local stakeholders to ensure the full range of impacts are presented at the Zoning Hearing Board hearing.

#### *ACOPD Drone Program*

Sherry Clayton-Williams updated members on the status of the County's drone program. The policy has been adopted by the County and the ACOPD. Procedural guidance has been completed. Pilot projects are being conducted. Staff will present some of the projects with the Planning Commission at a later date to be determined.

#### *WIP3 Implementation*

Sherry Clayton-Williams informed members that the Conservation District has received a grant for another Ag Technician. This is part of the implementation of the WIP3 recently completed by our office for Adams County.

**Member Comments:** None.

**Staff Comments:** None.

**Public Comments:** None.

**Adjournment:** 8:47 PM.