

ADAMS COUNTY PLANNING COMMISSION

Meeting Minutes – June 20, 2018

Adams County Agricultural and Natural Resources Center

Attendance: *Members* – Rick Crouse, Al Lowas, Melvin Lebo, William Smith, Victor Frank, Skip Strayer, John Lerew

Staff – Carly Marshall, Andrew Merkel

Adoption of Agenda: Mr. Frank made a motion to adopt the agenda. 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:

Mr. Merkel reviewed the SLD Reports for June and July 2018 and highlighted several findings:

- *SLD Submissions:* Sixteen SLD plans were submitted in June/July. Submissions of note include:
 - Chesterfield LDP in Reading Township; 60 lot residential subdivision with frontage on Rte 94 + 234
 - Dunkin Donuts LDP in Straban Township, will have connected parking lot with Advanced Auto Parts.
 - Kevin Kauffman Swine Farm LDP – 15,717 SF swine barn, 600 SF compost shed and well on Hoffman Road
- *67/68 Submissions:* Submissions of note include:
 - Meadowgate NPDES in Union Township
 - Summerfield NPDES in Oxford Township
 - Cumberland Village Phase 1 NPDES in Cumberland Township
- *Municipal Reviews:* Submissions of note include:
 - Hamilton SALDO – language cleanup
 - Berwick Township – text amendment zoning ordinance for medical marijuana dispensaries
 - Union Township – map amendment
 - Conewago Township – cleanup language for dedication of land for recreation

ASA Reviews:

Hamilton Township ASA: Mr. Merkel presented the Hamilton Township ASA review for Apple Valley Acres LLC, a 99 acre property on Fairfield Station Road. He reported that Hamilton Township supports the addition of this property to their ASA despite moderate density residential zoning.

Rick Crouse motioned to recommend the addition of the Apple Valley Acres LLC property to Hamilton Township's ASA. Mr. Smith seconded, and the motion carried unanimously.

ACOPD Updates:

Agricultural Land Preservation

Ms. Marshall reported that the Rural Resources Division is processing the applications for Round 13 of the Ag Land Preservation Program. The office received 69 applications, of which 68 were approved, covering 6,348 acres. Once they have confirmed all the information on the applications is correct, they will use the GIS system to score the farms with the LESA program.

Gettysburg Zoning Amendments

Ms. Marshall reported on the progress of three projects ACOPD assisted the Borough with in 2017-2018. The amendments to their zoning ordinance parking standards has passed, they are still working through deliberations on amendments to the ROR District use and dimensional standards, and they are going to restart the process for LERTA adoption once the Gettysburg Area School District has determined what language they will support and adopt.

Central Adams Joint Comprehensive Plan

Cumberland Township Planning Commission and Supervisors held a joint meeting, and requested several changes including increased intensity of the Future Land Use classification at the Taneytown Road/Route 15 intersection and the Emmittsburg Road “donut hole.” They also requested language change in the Utility section referring to our recommendation for the interconnection with an outside water source. Concerns with an interconnection include cost and whether increased water supply would increase development.

Carroll Valley Zoning Ordinance

ACOPD is assisting Carroll Valley with drafting a new zoning ordinance. The primary challenge in the project is regarding planning for a Borough that doesn’t have a municipal center, and finding design guidelines/districts that would encourage the creation/development of a town center.

Hamiltonban Zoning Ordinance

ACOPD is also assisting Hamiltonban Township with a new zoning ordinance, which has received some criticism centered primarily around the misconception that the proposed ordinance would massively increase density, when in most places it would actually decrease density. The Township is expected to make several changes prior to adoption.

Butler/Arendtsville Joint Zoning Ordinance

There is a joint meeting planned in September for the Planning Commissions for both municipalities, as well as the Butler Township Supervisors and the Arendtsville Borough Council to present and review the draft zoning ordinance. Once adopted, all 34 municipalities in Adams County will have zoning.

Menallen and Germany Townships are on deck for new zoning, which will end County zoning and enforcement.

Straban Township LUAR

ACOPD assisted Straban Township with drafting their LUAR language. The Township is involved in two lawsuits, one is related to the process and issues with adoption. As part of their response, the Township is going through the adoption process again to resolve the issues with the previous adoption process. Our role in the process is complete.

Watershed Improvement Plan

Pennsylvania is embarking on several pilot projects with local governments to examine practices that are effective in reducing TMDL that aren’t being captured in the layer models. Adams, Franklin, York, and Lancaster are the pilot counties that have been approached by the state.

Mr. Lowas commented that if all our watersheds drain to the Chesapeake we should be involved.

Mr. Crouse commented that he is hoping the end result is that the legislators will realize that the farmers are doing a lot and PA isn't responsible for all the pollution in the Bay. He hopes the result of this process is that the agriculture community gets more credit for what they're doing rather than more regulation.

Member Comments:

Mr. Lebo commented that Hamilton Township is working on zoning amendments to address events barns, fair grounds, and vacation rentals. Ms. Marshall responded that ACOPD has several resources available if the Township would like information or assistance.

Staff Comments: None.

Public Comments: None.

Adjournment: 8:40 PM.