

# Adams County Planning Commission

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

## Meeting Minutes – September 18, 2019

### **Attendance:**

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

*Staff* – Carly Marshall, Sherri Clayton-Williams, 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:**

*SLD Submissions:* 10 SLD plans were submitted in August 2019, three of which were resubmissions. There were several small subdivisions and lot additions and the following land development plans:

- 545 Crooked Creek Rd – Franklin Twp. Proposed 56,225sf museum and 157 parking spaces
- Meadowbrook RV & Storage LDP Resubmission – Berwick Twp. Proposed RV and boat storage facility

*67/68 Submissions:* 6 67/68 reviews in August 2019, including:

- Adams Electric Mt. Pleasant Twp. NPDES Stormwater/construction
- Blettner Ave Industrial Buildings Conewago Twp. NPDES General Permit; large warehouse project
- Shorb Mill Rd Bridge over Middle Creek Freedom Twp. General Permit 11 Bridge Replacement
- Douglas & Rebecca Smith Ph 1 Berwick Twp. NPDES Stormwater/Construction
- Bermudian Springs Middle School Huntington Township. Water Obstruction and encroachment activities; for proposed new Middle School
- 2878 Pumping Station Rd Liberty Twp. NPDES General Permit

*Municipal/Misc. Reviews:* 4 municipal reviews and Comprehensive Plans/Misc. in August 2019, including:

- Straban Twp Zoning amendment regarding posting bond for projects near existing ROW
- Straban Township Zoning Ordinance amendment regarding ag operations and industrial use; clarifies definition of ag operation and adds solid waste processing use in Industrial District

- Berwick Township Zoning ordinance amendment regarding fencing
- Tyrone Township Zoning Ordinance amendment regarding utility-scale solar facilities and clarification of their ordinances.

**ASA Review:**

*Oxford Township ASA#1*

Mr. Clowney presented the Oxford Township ASA #1. Oxford Township has submitted 19 parcels for re-establishment in their Agricultural Secutiry Area. The ASA was created in 1991. ACOPD staff recommended that the Adams County Planning Commission recommend that the Oxford Township Supervisors approve 19 parcels within the Oxford Township ASA #1 Seven Year Review containing 922.18 acres as submitted.

Mr. Crouse made a motion to recommend that the Adams County Planning Commission recommend that the Oxford Township Supervisors approve 19 parcels within the Oxford Township ASA #1 Seven Year Review as submitted.

The motion was seconded by Mr. Strayer and passed unanimously.

**Staff Updates:**

*County Tax and ASA Implications of Utility-Scale Solar*

Mrs. Clayton-Williams and Mr. Merkel presented information from PA Department of Agriculture and the Adams County Tax Services Department regarding impacts to ASA, Clean and Green, and tax assessment for properties with utility-scale solar facilities.

**Member Comments:** None.

**Staff Comments:** None.

**Public Comments:** None.

**Adjournment:** 8:10 PM.