

Adams County Planning Commission

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

Meeting Minutes – November 18, 2020

Attendance:

Members – John Lerew, Victor Frank, Melvin Lebo, Richard Crouse, Bill Smith, Ed Kaplan

Commissioner – Jim Martin

Staff – Jenna Smith, Andrew Merkel, Robert Thaeler

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

Minutes from August 19, 2020 Meeting: Approved as submitted.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 27 SLD plans were submitted from August to October 2020, one of which was a resubmission. There were subdivisions, lot additions, and land development plans including:

- Gerrick Overlook, Germany Twp. - Resubmission for proposed single family-residential development
- Precision Cut Industries, Conewago Twp. - Expansion of existing facility and addition of 23 new parking spaces
- K & W Tire, Gettysburg Boro - Addition of new service bays and office space
- Gettysburg Regional Airport Ph 3, Cumberland Twp. - Demolition of existing hangar and dock, construction of new paved areas and new storm water management facilities
- Ron Resh, Huntingdon Twp. - Subdivision of 26 and 24 acre lots from two separate lots to be formed into a single 50-acre lot
- Hillandale Gettysburg Manure Stacking Building, Tyrone Twp. - Resubmission for proposed manure stacking building with added lot addition
- Adams County Historical Society, Cumberland Twp. - Proposed museum/archive/event center
- Agricultural Commodities Storage Building, Staban Twp. - Proposed parts building and addition to truck repair building
- Petrus Holdings, Hamiltonban Twp. - Proposed chapel and 16 parsonage buildings

67/68 Submissions: 11 67/68 land use consistency reviews were submitted from August to October 2020, including:

- South Branch Conewago Creek - Water Obstruction and Encroachment Activities

Municipal/Misc. Reviews: 9 municipal reviews and Comprehensive Plans/Misc. were submitted from August to October 2020, including:

- Gettysburg Boro - Zoning ordinance amendments to correct issues with nonconforming lots and apartment conversions
- Tyrone Twp - Zoning ordinance amendment for agribusiness operation setbacks
- Abbottstown Boro - Zoning ordinance amendments regarding time limit for completion of construction pursuant to permit
- Oxford Twp. - Zoning ordinance amendment for regulation of mobile storage units
- Reading Twp. - Zoning map amendment for the rezoning of 10 properties

County Zoning:

Knouse Properties Special Exception Application

Knouse Properties, L.P. has submitted a special exception application to allow for the expansion of an existing nonconforming use at their properties on Center Mills Road in Butler Township. The property owner proposes to expand the property's existing use by constructing new office, maintenance, and storage buildings. Both properties are in the Rural Residential (RR) District of the Adams County Zoning Ordinance.

Staff Recommendation: The Office of Planning and Development does not object to the expansion of the existing contract business from a community planning perspective. The staff recommend that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the submitted application if variance approval is given regarding yard standards, and information is provided by the applicant regarding building height, impervious coverage, percent of the property designated to the nonconforming use, and parking/loading spaces.

Motion: Mr. Frank made a motion to recommend that the Adams County Zoning Hearing Board approve the application when conditions of approval are applied. The motion was seconded by Mr. Lebo and passed unanimously.

Member Comments: None

Staff Comments: None

Public Comments: None

Adjournment: 7:55