

Adams County Planning Commission

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

Meeting Minutes – November 20, 2019

Attendance:

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

Staff – Carly Marshall, Sherri Clayton-Williams, Andrew Merkel, Robert Thaeler, Harlan Lawson

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

Minutes from September 18, 2019 Meeting: Approved as corrected.

Advanced Public Comments: None

Subdivision and Land Development Report:

SLD Submissions: 21 SLD plans were submitted in September and October 2019, seven of which were resubmissions. There were several small subdivisions and lot additions and the following land development plans:

- Thermal Logistics - resubmission for 29,974sf building in Germany Twp.
- American Battlefield Trust - Resubmission for a lot addition to put stormwater management system for the Seminary property back on the Seminary parcel.
- Bermudian Springs - Demo of portion of existing middle school, building new 101,322 SF middle school and 253 parking spaces in Huntington Twp.
- Adams Solar LLC - 750 acres of solar arrays on 16 parcels, and electrical substation in Straban Twp.
- Pennwood Products - 12,220 SF building addition and 52 parking spaces in East Berlin Boro.
- Gettysburg Ridge - Resubmission for 32-unit townhouse development in Cumberland Twp.
- Precision Cut - 8,800 SF building addition and new 26,730 warehouse/manufacturing building in Conewago Twp.
- Gerrick Overlook - 82 unit residential development in Germany Twp.
- Heritage Land Elevated Water Tank Replacement - Replacement of 116' tall elevated water tank and access drive in Straban Twp.

67/68 Submissions: 16 67/68 land use consistency reviews in September and October 2019, including:

- Plum Creek Community Park Project Conewago Twp. NPDES Stormwater/Construction
- Cambrian Hill LP Conewago Twp. NPDES Stormwater/Construction
- Gettysburg Regional Airport Cumberland Twp. NPDES Stormwater/Construction
- Peters Orchards Huntington Twp. NPDES General Permit

- PennDOT SR1005-009 Latimore Twp. Bridge replacement over Bermudian Creek
- Hampton Heights Phase IV Reading Twp. NPDES Stormwater/Construction
- Lazy Lip LLC Self Storage Franklin Twp. NPDES Stormwater/Construction
- PennDOT 94/234 widen all approaches Reading Twp NPDES General
- PennDOT SR1009 Section 012 Huntington Twp Bridge replacement

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

- Liberty Township - Zoning Ordinance Amendment for setback standards
- Reading Township - Proposed zoning map amendment
- Liberty Township - Zoning Ordinance Amendment with changes to Campground language
- Latimore Township - Zoning Ordinance Amendment for Animal Hospitals, Stables, and Kennel standards

County Zoning:

Brown Special Exception Application

Charles Brown has submitted a special exception application to the Adams County Zoning Hearing Board to allow for the development of an Estate Lot in Germany Township. Marvin and Barbara Brown own property at 1365 Georgetown Road, which is located in the Land Conservation (LC) District of the Adams County Zoning Ordinance.

Staff Recommendation: Staff does not object to the creation of an Estate Lot from the existing property from a community planning perspective. The submitted application demonstrates compliance with the applicable requirements for Estate Lots, and staff recommends that the Adams County Planning Commission recommend that the Adams County Zoning Hearing Board approve the Special Exception application as submitted.

Motion: Mr. Crouse made a motion to recommend that the Adams County Zoning Hearing Board approve the Special Exception application as submitted.

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

Staff Updates:

ACOPD Staff Changes

Carly Marshall's last day of employment with ACOPD will be December 9, 2019 at which time she will be going to work for Gettysburg Borough. Interviews to fill the vacancy from Chris Caba's position continue, and staff hopes to have both vacancies filled by early 2020.

Member Comments: None.

Staff Comments: None.

Public Comments: None.

Adjournment: 7:55 PM.