



PLANNING DEPARTMENT

C u m b e r l a n d C o u n t y

**Cumberland County
ASA Review Report**

Cumberland County Planning Department
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<i>Name of Proposal:</i>				<i>File Number:</i>	
Agricultural Security Area (ASA) Addition - Klingler				25-007	
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>	
Silver Spring Township	8/8/25	9/18/25	NB, EG	SW	
<i>Type of Proposal:</i>			<i>Recommendation:</i>		
Agricultural Security Area (ASA)			Approval		
<i>Explanation of Proposal:</i>					

Silver Spring Township submitted an application to add parcel 38-08-0571-019 located at N. Old Stonehouse Road (unnumbered) to its ASA program. The parcel contains approximately 34.47 acres.

New ASA applicant parcels must be reviewed to assess their conformity with the evaluation criteria included in section §905 and §907 of the ASA Law.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
§905(a) Size/Income The parcel shall be either 10 acres in size or have an anticipated yearly gross income of at least \$2,000.	Y	<ul style="list-style-type: none">The parcel is approximately 34.47 acres according to Cumberland County Property Mapper.
§907(a) Soils Land proposed for inclusion to the ASA program shall have soils that are conducive to agriculture. This factor shall be satisfied if at least 50% of the parcel contains Class 1-4 Soils.	Y	<ul style="list-style-type: none">The parcel meets soil criteria. Approximately 99% of soils are Class 1-4.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
<p>§907(a) Compatibility with Land Use Plans and Zoning</p> <p>Use of land proposed for inclusion in the ASA program shall be compatible with local government unit comprehensive plans. Zoning shall permit agriculture use but need not exclude other uses.</p>	Y	<ul style="list-style-type: none"> • The parcel is primarily located in the Rural character area of the County 2024 Future Land Use map. Approximately 1 acre of the parcel is in the Suburban character area. The Cumberland Principles can be used to further evaluate inclusion of this parcel into the ASA. “Protect the Best First” recommends preservation of prime farmland. • The parcel is in the Agriculture Area on the Silver Spring Township Future Land Use map. A priority in this Land Use Area is to encourage their continued use for agricultural purposes and to preserve the best agricultural land in the Township • The parcel is located within the Silver Spring Township Rural Residential zoning district. This district permits agriculture use by right. Commercial livestock operations (CAFO/CAO) are a conditional use in this district. • The parcel is located within “Area A” of the Township’s Conservation Development Overlay map. “Area A” of the Conservation Development Overlay only permits the development of single-family residential dwellings in the Rural Residential zoning district.
<p>§907(a) Viable for Agriculture</p> <p>Land proposed for inclusion into the ASA shall be viable agricultural land. Viable agricultural land is defined in the ASA law as <i>“land suitable for agricultural production and which will continue to be economically feasible for such use if real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related nonagricultural development.”</i></p>	Y	<ul style="list-style-type: none"> • The parcel is currently used for production of traditional row crops. • The surrounding area is predominantly agricultural and residential land uses. • The parcel does not have access to public water and sewer, limiting potential for large-scale non-ag development. • The parcel is permanently protected by Silver Spring Township through Lancaster Farmland Trust.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
<p>Additional Factors</p> <p>The proximity to other ASA/ACE's, extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions and any other matter which may be relevant may be considered in evaluating a proposal.</p>	Y	<ul style="list-style-type: none"> • The parcel is adjacent to land preserved through Silver Spring Township's Land Preservation Program to the south and there are farms preserved through the County Farmland Preservation Program nearby to the northeast on Biddle Road and northwest on Ridge Drive. • Similarly, the parcel is adjacent to land enrolled in the ASA and is in close proximity to farms enrolled in the ASA. Over 2,200 acres of land are enrolled in Silver Spring's ASA program. • There are currently no improvements on this parcel.

§908 of the ASA Law, Municipal Administration:

“Within 10 days of the creation of an ASA, a description thereof shall be filed by the governing body with the recorder of deeds, who shall record the description, and with the planning commissions of the county and of the local government unit. Within 10 days of recording the ASA, the governing body shall notify the Secretary of Agriculture that the area has been approved and recorded, modified or terminated.”