

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 08, 2023
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Vice-Chairperson Kenny Caudill.

Attendees: Vice-Chairperson Kenny Caudill, Members Barbara Underwood, Theresa Finkenbinder; alternate members Robert Bunce and Kathleen Heidecker, Kirby Kiefer was absent; Solicitor Sam Wiser; Secretary Michele Long and Treasurer/Finance Director Camie Stouck-Phiel.

Mr. Caudill appointed Solicitor Sam Wiser as temporary chairperson for the purpose of reorganizing to elect a Chairperson.

Mr. Wiser asked for nominations for Chairperson of the Planning Commission. Mr. Caudill nominated Mrs. Underwood for Chairperson and Mrs. Finkenbinder nominated Mr. Caudill for Chairperson. **The Commission voted 3-2 to nominate Mrs. Underwood as Chairperson.**

Mrs. Finkenbinder made a motion to elect Mr. Caudill as Vice-Chairperson. **Motion Carried 5-0 vote.**

Minutes of the May 11, 2023 Regular Meeting: ***Approved on an Finkenbinder/Caudill motion; 5-0 vote.***

Public comments: None

Active Business:

Brian and Patrick Redding:

Final Plan that proposes the construction of five self-service storage buildings on Lot One owned by Stanley and Candice Clark located in the MX District at 1170 Chambersburg Road. A Conditional Use Hearing was held on January 10, 2023, where the Board of Supervisors approved the self-service storage facility use for this property. Brian and Patrick Redding are the contract purchasers of Lot One. The proposed storage units will be accessed from a newly proposed entrance off Chambersburg Road. The site is not proposed to have public water or sewer. One new stormwater basin and associated swales, inlets and piping are proposed to control stormwater on site and from the access road. Terrance Sheldon was present to represent the applicant.

In absence of the Township Engineer, Wiser discussed the remaining engineering comments with the Commission. There are two remaining zoning comments. The first comment addresses the entrance off Route 30. The Township should determine that the plan meets the requirements for self-service storage facilities from Ordinance 2017-169 regarding "paved" surfaces. Also, the plan is required to demonstrate compliance with lighting requirements.

Subdivision comments were next discussed with the Commission. Wiser reminded the Commission that at their May 2023 Planning Commission Meeting they recommended granting a waiver to the requirement of submitting a Preliminary Plan. The applicant has also asked for a

waiver to the requirement that proposed grading not to exceed 10% within 20 feet of a property line be granted.

Motion of Finkenbinder/Heidecker in favor of requesting the waiver requiring grading not to exceed 10% within 20 feet of a property line, conditioned on a D2 buffer fence being installed between the rear access for building number two and the hedge row; Approved 5-0.

Wiser continued by explaining that there are a couple administrative items remaining. The design engineer notes about the response that a Traffic Impact Study not being required should be included as a note on the plan. A permit for the proposed entrance will need to be obtained by PennDOT. Recreation Fees will be required based on the square footage of the commercial structures. All the public improvements will have to be bonded. Wiser also stated that a Developer's Agreement will be required. Further, there are several stormwater comments remaining. Sheldon explained to the commission that the remaining Stormwater comments are technical and won't change the basic design of the plan.

Caudill made a motion that this plan be approved based on the remaining KPI engineering comments being addressed. Finkenbinder 2nd the motion; Motion Carried 5-0.

Cumberland Village Phase IIB Sewage Planning Module:

The submitted Component 3 Sewage Planning Module is for the construction of a new pump station and associated force main along Audubon Road in Phase IIB of Cumberland Village. Eighty-Four single family detached dwellings are proposed for this phase. The pump station and force main facilities are proposed to be interim until the property to the west is developed and a gravity line to existing Cumberland Township Authority facilities can replace the pump station and force main. These interim facilities will be designed and built to Cumberland Township Authority's standards and dedicated to Cumberland Township Authority. All improvements are proposed on the Residential District of the Township. KPI reviewed the planning module package dated May 2023. The applicant's engineer was present to discuss the module with the Commission. Wiser reviewed the Sewage Facilities Planning Module Component 4A (Municipal Planning Agency Review) with the Commission.

Motion of Caudill/Heidecker approved submission of the Municipal Planning Agency sewage planning module (4A) provided all the outstanding engineering Module package comments being addressed; Motion approved 5-0.

New Business:

Thomas and Joanne Clowney:

The plan proposes the addition of a new 80' x 60' Butcher Shop and associated parking and access ways on an improved farm of 158 acres in the Agricultural District. The site will be accessed from Barlow Road. Wiser first addressed Zoning Comments. It is understood that the Ag Preservation Board approved the request for this property to be considered a "Rural Enterprise" subject to the approval of a Land Development Plan and a final determination of how much land is being removed from agricultural production. Wiser explained that at least 50% of the meat products that are sold at the proposed Butcher Shop must be produced from

livestock that are raised on the property. Terrance Sheldon was present to represent the applicant. Wisner discussed the Zoning, Subdivision, Stormwater and County comments with the Commission. Wisner anticipates a resubmission that will address the comments.

Bunce made a motion that this plan be tabled based on the outstanding KPI engineering comments. Finkenbinder 2nd the motion; Motion Carried 5-0.

General:

The Zoning / Building Code Officer's May 2023 Report was acknowledged.

There being no further business the Meeting was adjourned at 6:37 P.M. ***Approved on a motion by Underwood, 2nd by Caudill. Motion carried 5-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer