

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 10, 2023
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Chairperson Barbara Underwood.

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members, Theresa Finkenbinder and Kirby Kiefer; alternate member Robert Bunce, Solicitor Sam Wiser; Secretary Michele Long, Manager David Blocher and Treasurer/Finance Director Camie Stouck-Phiel.

Minutes of the July 13, 2023 Regular Meeting: **Approved on an Caudill/Finkenbinder motion; 5-0 vote.**

Public comments: None

Amend the Agenda:

Act 65 requires that the agenda be amended by formal action, Chairperson Underwood requested that the agenda be modified to move the New Business, Hemler Brother Assets, before the Active Business, Proposed Comprehensive Plan and Zoning Ordinance Amendment.

Kiefer/Bunce recommended the agenda be amended; Approved 5-0

New Business:

Hemler Brother Assets:

The plan proposes to add a 60' x 30' non-residential building on an existing lot of 3.19 acres. This lot currently contains an existing building near Belmont Road with a well and sewer connection, two existing buildings, stone drive, parking areas, and a pond. The lot is located in the Mixed-Use District and is adjacent to the Western Maryland Railroad to the north. The applicant was present along with his attorney, Bernie Yannetti. Heine gave a general history of the property to the Commission and reviewed the zoning ordinance and subdivision comments.

Heine stated that it appears that a D2, B1 buffer is required along the property line abutting the Residential Zone. The existing and proposed use of the property should be included in the Site Data. The zoning boundary line should be clearly delineated on the plans, the engineer noted that an accessory structure is to be set back 35 feet from a residential boundary line, the setback should be modified along the property line adjacent to the Derita property. The zoning requirements for maximum building and impervious coverages have changed from 60% to 80% respectively. Finally, the maximum principal and accessory structure heights should be listed along with existing and proposed heights. Accessory structures are limited to ½ the height of the tallest principal structure. Wiser stated that this comment is grounds for a variance. The applicant expressed his dissatisfaction of requiring a variance for the required building height and required buffers. Wiser suggested that the applicant also requests a variance for the required buffers. Yannetti stated that all the outstanding subdivision comments could easily be addressed by the applicant's engineer, Heine agreed.

Kiefer recommends conditional approval of the plan subject to the outstanding KPI comments being addressed and any relief as granted by the zoning hearing board if necessary, 2nd by Bunce; Motion carried 5-0.

Active Business:

Proposed Comprehensive Plan and Zoning Ordinance Amendment:

The Commission further reviewed and discussed documents prepared by Wisner and the Economic Development Committee relating to the current zoning provisions and comprehensive plan to help ensure the Township is providing different housing options at the appropriate locations along with ensuring the mixed growth areas of the Township are not inundated with only residential development. Wisner gave a PowerPoint presentation to help give an overview of the proposed comprehensive plan and zoning ordinance amendment. The PowerPoint presentation highlighted the current district zoning regulations and offered a side-by-side comparison to the proposed residential district amendment.

Motion of Finkenbinder/Caudill recommending approval of the Proposed Comprehensive Plan and Zoning Ordinance Amendment to the Board of Supervisors; Approved 5-0 vote.

General:

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

There being no further business the Meeting was adjourned at 6:35 P.M. ***Approved on a motion by Finkenbinder, 2nd by Kiefer; Motion carried 5-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer