

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of March 10, 2022  
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 7:00 P.M. by Chairman Barry Stone.

Attendees: Chairperson Stone, Vice-Chairperson Steve Tallman, Members Barbara Underwood, Kenny Caudill and Theresa Finkenbinder ; Township Solicitor Sam Wiser; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel

Minutes of the February 10, 2022 Regular Meeting: ***Approved on a Tallman/Finkenbinder motion; 5-0 vote.***

Public comments: None

Active Business: None

New Business:

**Amend the Agenda-Cumberland Village Request for Modification:**

Act 65 requires that the agenda be amended by formal action, Wiser stated that this could be done after the Commission heard from the applicant's engineer if they were inclined to do so. The applicant's engineer, Bob Sharrah, explained to the Commission that our ordinance (section 22-405D) states that a maximum driveway slope of five percent within 25' of a street right-of-way line. The applicant is asking that this slope be allowed to go to eight percent.

***Underwood made a motion to authorize the agenda be amended to include the consideration of the request for modification submitted for the Cumberland Village Phase IIAI and IIAII plans. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

***Stone made a motion to recommend the request for modification be approved for Cumberland Village Phase IIAI and IIAII plans. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

**James & Joyce Knefley Subdivision:**

The plan proposes to create four lots along Solomon Road, that could be used as residential or commercial lots, and retain a 92-acre residual tract (Lot one) for continued agricultural use. The residual tract will retain the house and outbuildings located along Solomon Road. A stream, floodplains, and wetlands are present on the residual tract. The entire tract is in the VMX (Village Mixed Use District).

Heine and Sharrah first discussed the Zoning comments with the Commission. Heine stated that the Zoning/Site Data table should list proposed data and the plan should note that a C2 buffer will be required along the eastern side of Lots three and four prior to lot development. Additionally, an A1 buffer would be required along the Solomon Road frontage. These buffer requirements are due to the tract being zoned VMX.

Next, Subdivision Ordinance comments were discussed. Heine first discussed a couple of the County comments. The County commented that lots four and five should be reconfigured

because the current configuration may prevent the future owners of the lot from using the full extent of the property. The County also commented about the significant area of wetlands present. Heine stated that she would be interested to see how something would fit on each lot with the above concerns. Sharrah responded that a plan could be drawn to show a house and driveway. He feels this is a misunderstanding, and that there is adequate room on the lots. Heine said this leads to another comment about the wetlands, she asked Sharrah if they are from a delineation. Sharrah stated they are, and that will be added to the plan.

***Underwood made a motion that this plan be tabled until the corrections can be made. Caudill 2<sup>nd</sup> the motion; Motion Carried 4-1.***

**Mark Snell Subdivision:**

The plan proposes to designate a residual tract (Lot one) for continued residential/agricultural use and create an agricultural lot (Lot four). The residual tract will have 11.92 acres and retain the house and barn that is split by Chapel Road. Lot four will contain 19.19 acres and is located on the south side of Chapel Road. Both proposed lots are in the Agricultural/Residential District.

Revised plans were presented at the meeting, Heine stated that the two Zoning Ordinance comments have been addressed on the revised plans. The engineer moved forward with reviewing the Subdivision Ordinance comments. A waiver was requested by the applicant for the plans to be provided at a scale no less than 1" = 50'. Heine had no issue with this waiver request for the submitted plan. The second waiver request asks that the location, size, and type of the bridge structure does not need to be labeled. Heine mentioned that she feels the newly submitted plan adequately shows the bridge location.

**Tallman made a recommendation for the approval of both waiver requests, Caudill 2<sup>nd</sup> the requests. Motion carried 5-0.**

Heine advised that it should be clarified if tracts one, two, and three will be eliminated/combined as part of the plan. It was discussed that the plan note be changed to state that it is a "requirement" that upon conveyance the deed reflect the consolidation of the tracts. Heine feels that due to concerns of marginal sight distance, wetlands, and a probable stream crossing permit required for the proposed driveway onto Lot four, it may be advantageous to require the driveway permit, wetland delineation, and a stream crossing permit with this subdivision approval. Additionally, Heine feels that the driveway entrance should be shown to be at least five feet from the nearest property line. The applicant's engineer explained that this was being worked on. Heine further explained that given all the above-mentioned items, they are concerned with the proposed driveway entrance.

***Underwood made a motion that this plan be tabled. Tallman 2<sup>nd</sup> the motion; Motion Carried 5-0.***

**Gettysburg Regional Airport:**

A Preliminary Plan and Lot Consolidation Plan for the Gettysburg Regional Airport South Apron Construction was approved with conditions on March 23, 2021, and subsequently the Final Plan for Phase One of construction was approved with conditions on April 27, 2021. The current plan being reviewed is for Phase Two of construction, which mainly proposes the paving of those areas graded with Phase One work. No building construction is proposed with this plan.

Heine expressed that it should be confirmed that the previously approved Final Plan for Phase One Construction Plan, has been recorded. The applicant's engineer, Gregory Schrock, explained that this was very close to happening. Bonding of related site improvements is required in the amount of \$912,630.00 in accordance with the attached approved estimate. Next, the applicant's engineer, and Township solicitor Sam Wiser, discussed the developer's agreement and need for the rec fee amount to be determined. Finally, Heine explained that due to the uniqueness of airport construction, the design engineer must provide verification of the work in the form of a certified as-built plan.

***Tallman made a motion recommending that, pending all above discussed items are satisfied, this plan be moved onto the Board of Supervisors for approval. Underwood 2<sup>nd</sup> the motion; Motion Carried 5-0.***

General:

The Zoning / Building Code Officer's Report was acknowledged for February 2022.

There being no further business the meeting was adjourned at 8:20 P.M.

***Approved on a motion by Caudill, 2<sup>nd</sup> by Tallman. Motion carried 5-0.***

Submitted by: \_\_\_\_\_ Camie Stouck-Phiel, Treasurer