

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of October 13, 2022
1370 Fairfield Road, Gettysburg, PA 17325

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

Attendees: Chairman Steve Tallman, Members Barbara Underwood, Kenny Caudill and Kirby Kiefer; Solicitor Sam Wisner, Secretary Michele Long, KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel.

Minutes of the September 8, 2022 Regular Meeting: ***Approved on a Kiefer/Caudill motion; 4-0 vote.***

Public comments: Public comments were deferred and were welcome following presentation of agenda items.

ACTIVE BUSINESS: None

NEW BUSINESS:

Kourtney Meadows:

A cursory review of a subdivision located mostly in Straban Township. Only 1.73+/- acres are located in Cumberland Township, of that 1.73 +/- acres, 100% is wetlands located in the water of Rock Creek.

Underwood/Caudill recommended approval of the plan by the Board of Supervisors; Approved 4-0

Interchange Storage:

The submitted plan is a Final Subdivision and Land Development Plan for a self-storage facility located in the VMX District along Solomon Road. A Conditional Use Hearing was held on June 10, 2021 and again on May 24, 2022, where the indoor and outdoor self-storage facility use was approved on the south side of Solomon Road.

The plan proposes to create 13 new self-storage facility buildings and create an outdoor storage area on a proposed 15.2 acre tract (Lot 13). The proposed storage units will be accessed from what is shown as a newly proposed street off of Solomon 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. Additionally mentioned is that this subdivision is on lands of the recently reviewed and pending Knefley subdivision.

Heine stated that currently this plan has a lot of comments, Heine proposed to the Commission that instead of going through the list of comments, the applicant's engineer, Bob Sharrah, talk about the plan. Heine feels that the comments can be addressed and be reduced for a future meeting.

Caudill/Underwood made a motion to table the plan; Approved 4-0

Peter and Gail Hull:

The plan proposes to add a triangle 0.086 acre parcel "A" of land from the 62 acre Hull property to an existing improved parcel owned by James Ellis, Jr. The resulting size of the Ellis lot will be 1.077 acres. The enlarged lot will encompass all existing improvements on the property. The

remaining Hull lot will contain 60.714 acres after the subdivision. All lots are in the Agricultural/Residential District. No new improvements are proposed from the plan. The commission discussed the zoning note that although the proposed lot addition improves the current non-compliance of the structures on the lot, it does not put the shed and driveway on the Ellis lot. Therefore, it is still not in compliance with the township zoning. It was discussed that this plan does lessen the non-conforming use. Wisner offered a possible solution of adding a note to the plan that states, in the event the shed is destroyed or moved, or the owner gets a new shed, the new shed must be in compliance with the ordinance.

Motion of Underwood/Kiefer recommending approval of the plan to the Board of Supervisors pending the note be added to the plan and engineering comments be addressed; Approved 4-0 vote.

General:

Mrs. Underwood would like Ms. Long to again invite Mr. Mark Guise, manager of the Gettysburg Municipal Water Authority, to the next Planning Commission meeting. Mrs. Underwood stated that this request is not relative to any project that they have, the purpose of the request is to discuss GMA's current and future water infrastructure with Cumberland Township.

Motion of Underwood/Caudill reinviting Gettysburg Municipal Authority manager, Mark Guise, to the next Planning Commission meeting; Approved 4-0 vote.

The Zoning Report from PMCA was acknowledged.

There being no further business the meeting was adjourned at 7:50 P.M.

Approved on a Caudill/Kiefer motion; 4-0 vote.

Submitted by: _____ Camie Stouck-Phiel, Treasurer