

**Cumberland Township Board of Supervisors and  
Cumberland Township Planning Commission  
1370 Fairfield Road, Gettysburg, PA 17325  
Minutes of January 19, 2017  
Workshop to Review the Central Adams Joint  
Comprehensive Plan Future Land Use Map**

Chair Barbara Underwood called the workshop to order at 8:30 a.m. Present were all Supervisors Underwood, Waybright, Toddes, Shealer and Paddock; Township Manager Ben Thomas, Jr.; Solicitor Sam Wiser, Police Chief Don Boehs, Zoning Officer Bill Naugle and Secretary Carol Merryman. Also present were Planning Commission members: Jim Henderson, Steve Tallman, Dennis Hicketier, Kenny Caudill and Barry Stone; Adams County Office of Planning and Development representatives: Andrew Merkel and Carly Marshall.

**Public comment:**

Mr. George Scott asked that his property, located at 40 Knight Road, be shown as commercial. He added that the map is hurting businesses, including his own.

Mr. John C. Woods, 93 Bittern Drive, stated that he is speaking for The Preserves Homeowner's Association and expressed their concern about property adjoining their development being shown as Rural Landscape and asked that it be shown as Rural Residential. He added that especially where the Rural Landscape adjoins property that is Residential because agricultural activities are permitted.

Mr. Speros Marinos, 912 Baltimore Pike, stated that the Baltimore Pike corridor is currently zoned Village-Mixed Use that they cannot do anything with. He asked for a commitment that the Baltimore Pike corridor, particularly the 900 block be zoned commercial (which is the classification currently shown on the map).

**Joint Land Use Map Discussion:**

Manager Thomas stated that the purpose of the workshop is to go over the Cumberland Township staff comments re-reviewing the Draft Central Adams Joint Comprehensive Plan "Future Land Use Map" and to give direction to the County Planning Office staff regarding those comments. Mr. Thomas added that these staff comments were reviewed by the Supervisors and Planning Commission at a public meeting on November 10, 2016.

1. The map should reflect the Airport Overlay. Solicitor Wiser stated that this is a legal requirement and it will be added, possibly as an inset.
2. Expansion of the "Neighborhood Mixed Use" around the airport allowing for "Business Park" (technical businesses) and not promoting high density residential around the airport. This change will be made.
3. Return the Industrial designation to the former Schindler Elevator property only. There was discussion regarding "spot zoning", but Solicitor Wiser felt they met the requirements and it would not be "spot zoning." This change will be made.
4. Biglerville Road out to Table Rock Road should be "Neighborhood Mixed Use." Mr. Merkel stated that they had discussed this and they will make this change.
5. Addressed at previous workshop.

6. After discussion about “Rural Landscape” that permits agriculture and “Rural Residential” that does not, Mr. Merkel will take a look at the text that goes with each designation and bring back some options. Mr. Merkel will also have to talk to Straban Township about making a change. They do not want to change the designations on the map.

7. Addressed at previous workshop.

8. Fairfield Road from the Gettysburg Borough line to Fairplay Road should be shown as Commercial or Mixed-Use. Mr. Merkel will re-visit this just for the properties that front on Fairfield Road.

9. Mr. Merkel will also look at making the Old Harrisburg Road commercial and educational (HACC) area Mixed-Use, the same as in Straban.

10. The two campgrounds in the Township are shown as Rural Residential while Drummer Boy Campground in Straban is shown as Commercial. Mr. Merkel explained their logic, but will take a look at making the campgrounds in Cumberland Commercial too.

11. The U.S. 15 and Taneytown Road interchange was discussed at length. The Township wants to protect what is already there and allow for some appropriate development since it is the only intersection with U.S. 15 in the Township and is a gateway into the National Park. Mr. Merkel suggested that it may have to be a different classification of Mixed-Use and they will work on it.

Supervisors adjourned the workshop at 10:50 a.m.

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Carol A. Merryman, Secretary

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