

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Meeting Minutes of December 8, 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, Theresa Finkenbinder, and Kirby Kiefer; Solicitor Sam Wisner, Secretary Michele Long, KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel.

Minutes of the November 10, 2022 Regular Meeting: ***Approved on an Finkenbinder/Kiefer motion; 4-0 vote.*** (Kenny Caudill absent).

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

ACTIVE BUSINESS:

**Brian Redding & Patrick Redding Conditional Use:**

A conditional use request to construct a self-service storage facility in the Mixed Use (MX) zoning district as required in Part Six, Section 27-602 of the Cumberland Township Zoning Ordinance. The property is located at 1170 Chambersburg Road. Stanley and Candice Clark are the owners of the 3.64-acre property. Brian Redding and Patrick Redding propose to purchase and develop Lot One of the property.

***Finkenbinder/Underwood recommended approval of the Conditional Use by the Board of Supervisors; Approved 4-0***

**Adams Electric-Lot 3:**

The plan proposes the subdivision of a 1.03 acre lot (Lot 3), for future single family residential use, from a 16.3 acre parcel of land (Lot 1 residue), that contains the current Adams Electric Coop business buildings. The parent parcel is located jointly in the Business Park and Mixed-Use Zoning Districts along Boyds School and Biglerville Roads.

Heine stated that all the Zoning Ordinance comments seem to be addressed. Heine discussed the Subdivision Ordinance Comments with the Planning Commission and the applicant's representative, Ken Scott from Beyond All Boundaries. Before the plan can be recorded the owner's acknowledgement will need to be executed. The future Land Development note on sheet three should be removed, Heine explained that this note was confusing. At this time, no additional Land Development Plan will be required for the lot and all reference to this being a non-building lot should be removed. Also, Cumberland Township note six on sheet one requiring a site grading and stormwater management plan shall remain on the plan. Approval from Cumberland Township Authority is required. Heine requests that the proposed new water lateral serving Lot 3 be depicted on the plans. Finally, the wetland area should be depicted on the plans.

***Kiefer/Finkenbinder recommended approval of the plan by the Board of Supervisors, based on all outstanding engineering comments being addressed; Approved 4-0***

**Interchange Storage:**

Final Subdivision and Land Development Plan proposing to construct 13 self-storage buildings and create an outdoor storage area on a proposed 15.2 acre tract (Lot 13). The proposed facility is located in the VMX District and located on Solomon Road. A Conditional Use Hearing

was held on June 10, 2021 and again on May 24, 2022, where an indoor and outdoor self-storage facility use was approved on the south side of Solomon Road. The proposed storage units will be accessed from what is shown as a new proposed street off of Solomon Road. The site is not proposed to have public water or public sewer. One new stormwater basin and associated swales, inlets, and piping are proposed. Finally, it should be noted that this subdivision is on lands of the recently reviewed and pending Knefley subdivision plan.

Heine stated that a Preliminary Plan submission is required. The applicant's representative stated that that request had been submitted. Adams County Planning comments should be considered. Also, the owner's acknowledgement and certifications are required to be executed. Heine requests that the outdoor storage area should be delineated and labeled. The Commission discussed outdoor lightning in this area of the plan. The Commission recommends enhanced security lighting in the outdoor parking area. An approved Erosion Control Plan/NPDES permit is required. The engineer mentioned that the plan should clarify what areas are to be gravel and/or paved on site and if driveway paving is a different section, the different grey shading is not defined in the legend. Sewage Planning or non-building waiver is required. A note should be placed on the plan stating, "Any future private or public street shall be designed and built to Township ordinance regulations existing at that time." A right-away-agreement or other agreement should be recorded to allow the driveway and storm drainage system access from the remainder tract. Heine stated that review of the future extent of overall development may generate comment for a Traffic Impact Study or improvements to Solomon Road. A Cumberland Township Road Occupancy Permit will be required for the Solomon Road access, also adequate sight distances should be confirmed and shown. Heine reminded the Commission that at the last meeting they requested that the Fire Company review the plan, and that turning templates for site movements be shown. Of course, Recreation Area fees will be required. One monument will be required to be shown on the plan. A cost estimate for bonding has been provided, and Henie stated that it is under review additionally, a Developer's Agreement may be required by the Solicitor. It will need to be executed and recorded.

Lastly, the Stormwater Management comments were discussed. The Commission discussed basin fencing and determined it wouldn't be required in this instance. Heine mentioned that although the basin discharge area meets the ordinance requirements, KPI would like to see additional measures, such as a level spreader or stilling basin, to better return the basin discharge to pre-development flow conditions. Finally, an Operations and Maintenance Agreement for the Stormwater Management Facilities will be required to be executed and recorded with the final plan. In this Agreement, it should be addressed who will own and maintain the facilities in the street right-of-way, (not on lot 16).

***Underwood/Kiefer made a motion to recommend waving the Preliminary Plan Submission for Interchange Storage; Approved 4-0***

***Kiefer/Finkenbinder recommend approval of the plan by the Board of Supervisors, pending all engineering comments be addressed and satisfied; Approved 4-0***

**NEW BUSINESS:**

**Benuel & Martha King:**

The proposal is a final Plan to construct one hoop barn (180' x 60') with a concrete barn lot of 60' x 50' on an existing improved farm of about 80 acres in the Agricultural/Residential District along Belmont Road. The site included a tributary to Marsh Creek and an associated 100 year floodplain.

Heine stated that Adams County Planning comments should be considered. The applicant is requesting a waiver to the requirement that a separate Preliminary Plan must be submitted.

***Underwood/Finkenbinder made a motion to recommend waving the Preliminary Plan Submission for the Benuel King Plan; Approved 4-0***

An owner's acknowledgement and engineer's seal and signature should be executed on the approved plan set. Heine mentioned that a water resources impact study is required, the applicant's representative stated that testing is currently being done on the well. An approved Erosion Control Plan is required and comments from the Conservation District dated November 17, 2022 must be addressed. The improvements to the driveway entrance should include notation details to show that the widened driveway within the Belmont Road right-of-way will be surfaced with bituminous or concrete material. Heine mentioned that bonding of related improvements, Stormwater Management and E&S will be required. Finally, from the Stormwater Management Plan, Heine addressed the three remaining comments. First, the level spreader detail should indicate geotextile at the bottom of the stone. Second, the November 17, 2022 comments for the Conservation District must be addressed. Finally, a Stormwater Management Operations and Maintenance Agreement will be required.

***Underwood/Finkenbinder made a motion to recommend approval of the plan by the Board of Supervisors, pending all engineering comments be addressed; Approved 4-0***

**Bruce VanDyke:**

Final plan for a small lot addition where 1,962 square feet of land (Parcel A) will be conveyed from the VanDyke property to the adjacent property, Cambridge Crossing 1, LLC for future improvements to the Cambridge Court intersection with Boyds School Road. The VanDyke property will retain 19,763 square feet and the existing single family residential home on site. The subject property is located on Boyds School Road.

Heine stated that there was one zoning comment remaining, the property appears to be Mixed Use, therefore the Site Data should be revised. The lot does not currently meet the minimum lot area requirements, which is 40,000 square feet according to our zoning ordinance. The lot is currently existing as non-conforming at about 20,000 square feet. Adams County comments should be considered. The Grantee and Grantors acknowledgements need to be executed. Heine requested that the existing water and sewer facilities on the VanDyke lot should be shown. The engineer also requested that one property corner monument be located on a common corner. A Deed of Consolidation will be required and should be provided for review by the Township Solicitor.

***Tallman/Underwood made a motion to recommend approval of the plan by the Board of Supervisors, conditioned upon engineer comments being address and the zoning determination; Approved 4-0***

**General:**

Letter of Support/Planning Consistency for PA Small Water and Sewer grant applications for the Cumberland Township Sewer Authority.

***Authorize the Planning Commission Chairman to sign a Planning Consistency letter; Approved on a Kiefer/Finkenbinder motion; 4-0 vote.***

The Permit/Zoning Report from PMCA was acknowledged.

There being no further business the meeting was adjourned at 8:42 P.M.

***Approved on an Underwood/Finkenbinder motion; 4-0 vote.***

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