

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of September 10, 2020
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: Chairman Stone, Vice-Chairman Steve Tallman, Members Jim Henderson, Barbara Underwood; (Kenny Caudill was absent); Engineer Erik Vranich; Citizen Linwood Kern; Solicitor Sam Wiser, Zoning / Building Code Official Michele Long, KPI Technology Representative Leah Heine, Township Manager Ben Thomas, Jr.

Minutes of the August 13, 2020 Regular Meeting: **Approved on an Underwood - Henderson motion; 4-0 vote.**

Public comments: See Kern Request

New Business:

Linwood Kern Property Variance Request: A variance is requested from § 27-402 of the Cumberland Township Zoning Ordinance, a use variance to build a solar energy system located at 2285 Emmitsburg Road (84 acres): Mr. Kern was present and participated in the discussions with Commission members though he had not observed the Zoning Hearing application submitted by Lease Advisory Group, LLC, of Annapolis, Maryland. Solicitor Wiser explained the relief being sought by the applicant. Commission members expressed concerns regarding the application and affirmed that an ordinance was approved by the Board of Supervisors (Ordinance 2020-18 where such solar energy facilities are permitted in the Agricultural District (A). The subject property is zoned Agriculture / Residential (AR). Following review a **Tallman – Henderson motion** recommended the Zoning Hearing Board not approve the application for the following reasons: 1. The Plan is not permitted in the AR Zoning District; 2. Setbacks are not met even for the A Zoning District; 3. In close proximity to lands of the National Park Service (Eisenhower Farm); 4. Acreage is not met even for the A Zoning District; 5. There are floodplain land concerns. **Motion approved 4-0.**

Stanley Flagg's Subdivision: Preliminary / Final plan proposing to convert two (2) existing parcels into seven (7) parcels, one of which will be the current Flagg's residence, located on Swetland Road: Erik Vranich, P.E., from William F. Hill & Assoc., Inc. Engineering of Gettysburg, PA was present representing the Flagg's subdivision. He reviewed his August 6, 2020 letter and stated he would be back with the plan next month hoping to receive an on-lot sewage facilities planning approval from the Pa. Dept. of Environmental Protection; a Cultural Resources Study; and review from the Pa. Historic and Museum Commission. He discussed with the Commission and requested their recommendation to approve a waiver so the plan could ultimately be presented to the Board of Supervisors as a Preliminary / Final Plan. An Underwood – Tallman motion approved recommending the plan for submission as a Preliminary / Final. **Motion approved 4-0.**

General: The Zoning / Building Code Officer's Report was acknowledged for August, 2020. There being no further business the Meeting was adjourned at 7:41 P.M. **Approved on a motion by Tallman - Henderson ; 4-0 vote.**

Submitted by: _____ Ben Thomas, Jr. Twp. Manager