

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of January 8, 2026
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Chairperson Barbara Underwood.

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members Kirby Kiefer and Theresa Finkenbinder; Solicitor Sam Wiser; Secretary Michele Long, Treasurer/Finance Director Camie Stouck-Phiel, Township Manager David Blocher and KPI Technology Representative Leah Heine, Member Robert Bunce was absent.

Mrs. Underwood appointed Solicitor Wiser as temporary Chairperson for the purpose of reorganizing to elect a Chairperson.

Mr. Wiser asked for nominations for Chairperson of the Planning Commission. Mrs. Finkenbinder nominated Mrs. Underwood for Chairperson. No other nominations were given.

Motion Carried 4-0 vote.

Mr. Kiefer made a motion to elect Mr. Caudill as Vice-Chairperson, Mrs. Finkenbinder 2nd the motion to elect Mr. Caudill as Vice-Chairperson of the Planning Commission. **Motion Carried 4-0 vote.**

Minutes of the December 11, 2025 Regular Meeting: **Approved on a Finkenbinder/Caudill motion; 4-0 vote.**

Public comments: None

Active Business:

Liberty RV:

The subject plan for Liberty RV of Gettysburg was submitted to address additional impervious coverage installed in recent years without additional stormwater management. This is also a site where a previous building addition plan was approved and subsequently built without the plan being recorded. The site is in the VMX (Village Mixed Use District) on Knight Road and contains 11.134 acres and an existing commercial business.

Heine discussed the plan and engineering comments with the commission. As part of the prior plan approval, it was determined that 25 trees (an A1 buffer) were required between Knight Road (a collector street) and the on-site improvements in a VMX District. All 25 trees (for which the township currently holds bonding) will need to be shown on the plan. Heine explained that only half the trees look like they are planted. It was recommended that more than one species of tree be planted. Heine further explained that after a discussion with the applicant today, and the request from the Adams County Conservation District for a NPDES permit, they are hoping to have more information for next meeting.

Kiefer made a motion to table the plan; Caudill 2nd the motion; Motion Carried 4-0.

New Business:

Old Mill Overlook Lighting Plan Revisions:

The plan proposes revisions to the Old Mill Overlook development (also referred to as Gettysburg Overlook) which consists of proposed amendments to the lighting plan portion of the approved land development plan.

Heine discussed the subdivision comments with the commission. It was noted that while many of the fixture locations and types have been changed, the calculated light intensity at the property lines has not increased and illumination levels remain relatively consistent. The plan does not indicate if conduits are installed or if they will be installed and by what method, it is NOT recommended that open cutting of new pavement and concrete occur. Heine asked for a note to be added to the plan about fixture shielding. As part of the as-built plan, the lighting engineer will need to confirm light intensity/glare on-site is in accordance with the approved plan, especially in areas along Old Mill Road. The plan should be submitted as an Amendment to the Land Development plan with cover sheet, plan purpose notes, and signature blocks and should be recorded upon approval.

Motion of Caudill, 2nd by Finkenbinder recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 4-0.

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 6:07 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer