

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 8, 2024
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 Theresa Finkenbinder, Kirby Kiefer, Member Robert Bunce was absent; Treasurer/Finance Director Camie Stouck-Phiel, Manager David Blocher, Solicitor Justin George, and KPI Technology Representative Leah Heine.

Minutes of the July 11, 2024 Regular Meeting: **Approved on a Caudill/Finkenbinder motion; 4-0 vote.**

Public comments: None

Active Business:

Thomas & Joanne Clowney:

The revised plan proposes the addition of a new 4,540 square foot Butcher Shop (processing and retail areas) and associated parking and access ways on an improved farm of 158 acres in the Agricultural District. The site is/will be accessed via Rock Creek and an associated 100-year floodplain; and east of existing farm buildings on site. Heine stated that all previous zoning related comments have been addressed with the revised plan submission. Heine discussed the two waiver requests. The first waiver request is to the requirement to submit a separate Preliminary Plan. Heine stated that the plan should be labeled accordingly.

Motion of Caudill; 2nd by Kiefer in favor of requesting the waiver of submitting a separate preliminary plan; Approved 4-0.

The second waiver request is for the requirement to complete a water resources impact study. Heine explained that this comment was generated from not knowing how much water would be used. It has been explained to KPI that no more than 400 gallons per day would be used, Heine explained that this is equivalent to a single-family home.

Motion of Kiefer; 2nd by Finkenbinder in favor of requesting the waiver to the requirement to complete a water resources impact study; Approved 4-0.

An owner's acknowledgement should be executed on the approved plan set. Also, an approved Erosion Control Plan/NPDES Permit is required because more than one acre is being disturbed. Sewage facilities planning approval is required, as it was explained that a 2,000-gallon holding tank will be used. This is allowed in commercial facilities. PennDOT approval/permit for the proposed entrance improvements along Barlow Road will need to be obtained. Heine mentioned that the Township should confirm if recreational fees are applicable. A Development Agreement should be provided, and bonding of related improvements is required. Lastly, Heine discussed the Stormwater Management comments. Heine stated that they were unable to locate any details/profiles for the three newly proposed culvert pipes, she asked that all proposed pipes/inlets/riprap aprons be labeled/numbered on the plans. She stated that riprap

apron calculations could not be located in the submitted report, and the E&S/PCSWM plans and NPDES worksheets/calculations should be provided for review. Finally, a Stormwater Management Operations and Maintenance Agreement will be required.

Finkenbinder made a motion 2nd by Caudill recommending approval of the plan by the Board of Supervisors, based on all outstanding engineering comments being addressed; Motion approved 4-0.

Table Rock Terrace:

The plan proposes development of a 14.4-acre property located on the southwest corner of the Table Rock Road/Boyd's School Road intersection in the MX (Mixed Use) Neighborhood Multi-Family Overlay district. The plan proposes 53 Single Family Attached residential units with an interior roadway and two accesses to Boyd's School Road. Public water and sewer are proposed as well as storm drainage and stormwater management.

The applicant's engineer, Bob Sharrah was present to represent the plan. Heine reviewed some of the remaining engineering comments with the Commission. The first comment states that the setback from a building face to a local street ultimate right-of-way is 25 feet. The designer's interpretation that frontage is to an access drive versus a street should be reviewed by the Township Solicitor. The Township Solicitor explained that the building setback does need to be shown along the proposed Knoll View Drive. Knoll View Drive meets the definition of street under Section 27-201 of the Zoning Ordinance. The Solicitor feels that Knoll View Drive is clearly a private street, and the setbacks don't discriminate between public and private streets. The Commission, Heine, and the applicant's engineer discussed the issue at length. Underwood stated that this issue needs time to be looked at and addressed in the correct way. She felt that since this new information was just received from the Township Solicitor right before the meeting, the needs to be more time to determine an interpretation.

Next Heine discussed the Traffic Impact Study comment. She stated that in regard and relative to the review of the Developer's response concerning the spacing of access points and given the comments of the Township's Traffic Engineer, and the volume of traffic on Boyd's School Road, KPI recommends that the Developer's Traffic Engineer provide suitable specific engineering analysis (in accordance with the ordinance) to support the location and spacing of the access points to the development and to the intersection with Table Rock Road.

The applicant has requested five waivers. The first waiver to the requirement to submit a separate preliminary plan was previously recommended by the Planning Commission.

The second waiver is to the requirement to provide 500 feet of separation between street intersections. The Commission would like to wait for further information from the Traffic Engineers before making a recommendation on waiver number two.

The third waiver to the requirement to maintain a minimum two-foot elevation separation between minimum floor elevations for all structures and the basin water surface elevation during a 100-year frequency storm.

Motion of Caudill; 2nd by Kiefer to deny the waiver to the requirement to maintain a minimum two-foot elevation separation between minimum floor elevations for all structures and the basin water surface elevation during the 100-year frequency storm; Approved 4-0.

The fourth waiver to the requirement that driveways shall be constructed so that motorists are not required to back onto the roadway.

Motion of Kiefer; 2nd by Caudill in favor of requesting the waiver to the requirement that driveways shall be constructed so that motorists are not required to back onto the roadway; Approved 4-0.

The fifth waiver to the requirement that proposed sidewalks are installed on both sides of a proposed street (Knoll View Drive).

Motion of Caudill; 2nd by Kiefer in favor of requesting the waiver to the requirement that proposed sidewalks are installed on both sides of a proposed street (Knoll View Drive); Approved 4-0.

Finkenbinder made a motion to table the plan due to the outstanding engineering comments, mainly the setback issue and the Traffic Impact Study; 2nd by Kiefer; Motion Carried 4-0.

New Business: None

General:

Manager Blocher reminded the Commission that all future meetings will be held at 730 Chambersburg Road, Gettysburg, PA. Notice will be given when meetings will be again held at 1370 Fairfield Rd, Gettysburg, PA.

There being no further business the Meeting was adjourned at 6:46 P.M. ***Approved on a motion by Caudill, 2nd by Finkenbinder; Motion carried 4-0.***

Submitted: _____ Camie Stouck-Phiel, Treasurer