

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 13, 2024
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:35 P.M. by Chairperson Barbara Underwood.

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

Minutes of the May 9, 2024 Regular Meeting: ***Approved on a Bunce/Kiefer motion; 5-0 vote.***

Public comments: None

Active Business:

Table Rock Terrace:

The plan proposes development of a 14.4-acre property located on the southwest corner of the Table Rock Road/Boyds 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 Boyds 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 the revised engineering comments from the revised plan with the Commission. Heine stated that there were a couple comments she would like to discuss with the Commission. Heine would like the interpretation of a few of the comments by the Township Zoning Officer and the Township Solicitor. Heine explained that the applicant is requesting two waivers. The first request is to the requirement to submit a separate preliminary plan, the second request is to the requirement to provide 500 feet of separation between street intersections.

Motion of Bunce, 2nd by Caudill in favor of requesting the waiver of submitting a separate preliminary plan; Approved 5-0.

Heine explained that the second waiver request has a Traffic Impact Study that has been submitted to the traffic engineer for review. Heine noted that as part of this study the assessment should review the proposed street separation including the speed limit. The Commission decided to take no action on this requested waiver until the traffic study was received and reviewed.

Next Heine explained that the Township Road Superintendent and KPI representative Tim Knoebel did a site visit to review the revised street layout. Heine asked the Commission to discuss two of the comments. The first comment stated that the Township should consider if the proposed sidewalk should extend around the southern side of Knoll View Drive on both sides of the street. After much discussion the Commission recommends that the sidewalk stay on just one side. Secondly, Heine discussed pedestrian connectivity to connect to the Cambridge Crossing Development sidewalk system. The Planning Commission recommends that the extension of the trail or sidewalk connectivity along Boyds School Road be more thoroughly explored.

Finkenbinder made a motion to table the plan due to the outstanding engineering comments, 2nd by Bunce; Motion Carried 5-0.

New Business:

Thomas Realty Investments:

The plan proposes to subdivide two parcels from an existing 17.88 acre parcel (Lot 1) and add them to two contiguous properties which were previously improved with residences. Parcel "A" addition will create a new lot of 5.6 acres and Parcel "B" addition will create a new lot of about 3 acres. After subdivision, the residual tract (Lot 1) will contain 11.5 acres and can be accessed by either Fairfield Road or Old Mill Road. The entire parcel is located in the Residential District and is transected by Willoughby Run. Heine and the applicant's engineer, Bob Sharrah, reviewed the engineering comments with the Commission. Heine asked Sharrah to add existing conditions showing lot lines to the plans. She also stated that the plans should include a note that a driveway permit is required prior to receipt of a building permit. Willoughby Run should be provided with an easement, or an easement should be noted to be consistent with the FEMA floodplain, also the floodway should be shown. Finally, Heine mentioned that two Deeds of Consolidation shall be recorded with the plans and the drafts should be submitted for review.

Motion of Caudill, 2nd by Finkenbinder recommending approval of the plan, by the Board of Supervisors, based on completion of all outstanding engineering comments being addressed; Motion approved 5-0.

Knefley Property Remainder:

The plan proposes to subdivide a 75-acre tract and create 11 lots varying in size from 1.8 to 14 acres and to be located along two proposed streets. Both streets intersect with Solomon Road and the plan is located in the Village Mixed Use District. No buildings are proposed with the plan, instead the plan notes that the use can be anything meeting the VMX requirements. A stream, floodplains, and wetlands are present on several of the proposed lots. All lots are proposed to be served by on-lot sewer and a well. Heine and the applicant's engineer, Bob Sharrah, reviewed the engineering comments with the Commission. Heine expressed to the Commission, that after reviewing the plan, there were some parts of the ordinance that were difficult to figure out if they applied to the plan since the uses for the lots has yet to be determined.

Kiefer made a motion to table the plan due to the outstanding engineering comments, 2nd by Bunce; Motion Carried 5-0.

Andrews Well Treatment Building:

The plan proposes the construction of a new well treatment building on a property with an existing well. An existing gravel access drive from Sachs Road will be extended and paved to the proposed treatment building. These improvements will be located on a property owned by Clarence and Yvonne Andrew, but will be contained within an existing GMA easement. The entire property is located in the A/R Zoning District. A grass filter strip is proposed for stormwater management. Heine and the applicant's engineer, Vincent Wayne, reviewed the plan with the Commission.

Three waivers were requested. The first was the requirement to submit a separate Preliminary Plan. The second waiver request was the requirement to provide a plan scale of not less than 1" = 50'. The third waiver request was the requirement to provide total tract boundary bearings and distances. Heine and the Commission discussed the three waiver requests.

Motion of Caudill, 2nd by Kiefer in favor of all three waiver requests, (submitting a separate preliminary plan, provide a plan of scale of not less than 1" = 50', and to provide total tract boundary bearings and distances); Approved 5-0.

Heine and the applicant's engineer continued to review the remaining Subdivision Ordinance engineering comments with the Commission.

Motion of Bunce, 2nd by Kiefer recommending approval of the plan, by the Board of Supervisors, based on completion of all outstanding engineering comments being addressed; Motion approved 5-0.

General:

There being no further business the Meeting was adjourned at 7:22 P.M. ***Approved on a motion by Bunce, 2nd by Finkenbinder; Motion carried 5-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer