

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of July 11, 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 and Robert Bunce; Treasurer/Finance Director Camie Stouck-Phiel, Manager David Blocher, and KPI Technology Representative Leah Heine.

Minutes of the June 13, 2024 Regular Meeting: **Approved on a Kiefer/Caudill motion; 5-0 vote.**

Public comments: None

Active Business:

The Crossings:

The plan represents the preliminary plan submission for The Crossings. The plan proposes 154 single family detached residential lots (30% cluster overlay design) and three open space/HOA lots on a 53.696-acre parcel along Old Mill Road in the Residential Zoning District.

The site is bordered on the northeast by Old Mill Road and to the southeast by an intermittent stream and the Old Mill Overlook development and to the north across Old Mill Road by the Gettysburg Airport. Public water and sewer are proposed.

Heine explained to the commission what has been happening with the plan since the plan was tabled at the March Planning Commission meeting. She also showed the Commission the five different proposed phases on the plan. Heine explained that the site is in the Airport Hazard Overlay District and the engineer needs to demonstrate that the plan is in compliance with applicable FAA and PennDOT Bureau of Aviation regulations. The new submission should be provided to those agencies for review. The applicant's engineer explained that this project was originally submitted 15 years ago and they are being asked to submit additional information to the Airport Authority. Heine also explained that a meeting needs to be held with the Township Road Superintendent to discuss utility connections and the widening and improvement of Old Mill Road. Heine also requested an Open Space narrative, the Commission questioned if the resubmitted proposed plan was in compliance with the new Open Space Ordinance.

From review of the proposed Old Mill Road sidewalk and sidewalk easement it was noted that the connection to the sidewalk in Old Mill Overlook is shown. A permit will be required for installation of this sidewalk with the approval of Phase 1 Final Plans. It was also discussed that the Development Agreement will need to address the developer's obligation to install the remainder of the sidewalk in the easement.

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

New Business: None

General:

There being no further business the Meeting was adjourned at 6:00 P.M. **Approved on a motion by Kiefer, 2nd by Finkenbinder; Motion carried 5-0.**

Submitted by: _____ Camie Stouck-Phiel, Treasurer