

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of February 10, 2022  
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: Chairperson Stone, Vice-Chairperson Steve Tallman, Members Barbara Underwood, Kenny Caudill and Theresa Finkenbinder ; Township Solicitor Sam Wiser; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel

Mr. Stone appointed Solicitor Sam Wiser as temporary chairperson for the purpose of reorganizing to elect a Chairperson.

Mr. Wiser asked for nominations for Chairperson of the Planning Commission. Mr. Tallman nominated Barry Stone for Chairperson. No other nominations were given. With no other nominations, Mrs. Underwood 2<sup>nd</sup> the motion to appoint Barry Stone to Chairperson of the Planning Commission. **Motion Carried 5-0 vote.**

Mr. Caudill made a motion to elect Mr. Tallman as Vice-Chairperson, Mrs. Underwood 2<sup>nd</sup> the motion to elect Steve Tallman as Vice-Chairperson of the Planning Commission. **Motion Carried 5-0 vote.**

Minutes of the November 18, 2021 Regular Meeting: **Approved on a Caudill/Tallman motion; 5-0 vote.**

Public comments: None

Active Business:

**Cambridge Crossings Phases 2 & 3:**

Final plan for 79 single family attached homes located on Boyds School and Biglerville Roads. The property is in the Mixed-Use zoning district and contains 36 acres. A prior plan was previously approved as a Preliminary Plan and again as a final Plan in 2006. A phase 1 Final Plan was approved in 2008 and 42 units were constructed with access from Table Rock Road.

All zoning related items have been addressed except it was found that the applicant is required to obtain a variance for the width of Cambridge Court. The applicant had previously received a variance for the width of Cambridge Court, but Cumberland Township's zoning ordinance contains a provision that if one doesn't obtain a building permit within one year, of the variance being granted, the variance expires. The Cambridge Court was not built out within one year of the variance being granted in 2005.

Subdivision ordinance comments were next discussed. Heine recommended that the Adams County Planning comments should be considered. Heine next reviewed the five waivers that were being requested. The first waiver request was to waive the requirement to submit a Preliminary Plan. Heine explained that they would like to see the plan marked Preliminary/Final so that it is clear that the current plan supersedes all previous plans. The engineer also

recommends that the applicant place a plan purpose statement on the front sheet of the plan. **Tallman made a motion recommending that the waiver be granted, it should be noted that as part of the waiver request it is recommended that the plan be marked Preliminary/Final and include a note on the plan that explains the previous plan submissions and recording status, and that this plan supersedes the previous recorded plan. Underwood 2<sup>nd</sup> the motion; Motion Carried 5-0.**

The second waiver request asks that the applicant be permitted to use the depicted slant curve as an alternate curb type. Heine explained that they would feel more comfortable with this request after getting approval from the Roadmaster. **Tallman made a motion recommending that the waiver be granted, pending agreement with the Roadmaster, Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.**

The third waiver request asks that the requirement that fire hydrants shall be at least 15 feet from proposed driveways. The applicant is requesting that 10.5 feet separation be granted. Heine explained that this request only applies to one location on the plan. **Caudill made a motion recommending that the waiver be granted, pending approval from the fire department, Tallman 2<sup>nd</sup> the motion; Motion Carried 5-0.**

The fourth waiver request asks that the applicant be permitted to install 10-foot-wide driveways, the requirement is that driveways be a minimum of 12 feet in width. **Underwood made a motion recommending that the waiver not be granted, the 12-foot requirement should be followed, Finkenbinder 2<sup>nd</sup> the motion; Motion Carried 5-0.**

The fifth waiver request asks that the applicant not be required to provide 1 foot of freeboard in Basin 1. Heine recommends that this request not be granted, this is something that they would like to see met. The applicant's engineer, Bob Sharrah, explained that he feels this is a demonisms difference and further explained that he isn't acting for a complete waiver of the one foot, he is acting for a modification of the foot requirement. Sharrah explained that he is asking for a 50% variance. Heine explained that they would like to meet with Sharrah to discuss several the stormwater comments. **Caudill made a motion recommending that the waiver be granted based upon a positive outcome of the stormwater meeting, Tallman 2<sup>nd</sup> the motion; Motion Carried 4-1.**

The Subdivision comments were further discussed. Heine explained that the plan proposes 28-foot-wide streets, while this is permitted, it should be noted that the design speed should be posted at 25 mph, and parking is designed to be on only one side of the street or not at all. After the traffic study, it is requested that street parking be noted on the plan. Heine noted to the commission that Subdivision Comments 4-12 are typical comments and she felt they didn't need discussed in detail unless there were any questions or comments. Sharrah noted that he believes the traffic study hasn't been through PennDOT. Heine recommended that an intersection light be added to the Boyds School Road intersection. **Tallman made a motion recommending that a light be added to the intersection of Boyds School Road and Cambridge intersection, Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.**

Next, plan notes were discussed, and final retaining wall design plans still need submitted for review. Financial security and the Developers Agreement both will be required of the applicant. New comments from the enlarged plan sheets detailing Cambridge Court and Boyds School Road were discussed. Heine explained that they requested these enlarged plans because of everything going on in a very small area. With these enlargements a lot of items were discovered. Heine felt that these didn't need discussed in detail at this time.

Finally, the Stormwater Management comments were discussed. Heine explained that KPI will be addressing these comments and working on the comments with Mr. Sharrah. The planning commission discussed in length if basin fencing should be installed for any of the three basins. **Tallman made a motion recommending that a retaining wall be installed from “M” to attach behind retaining wall number 27. This retaining wall should be appropriate for preventing access to basin number 1, Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.**

Lastly, after review of the construction sequence Heine has requested that a couple of items need to be added.

***Tallman made a motion that this plan be tabled. Caudill 2<sup>nd</sup> the motion; Motion carried 5-0.***

New Business:

**Adams Electric – Lot 3:**

Subdivision of a 1.03-acre lot from a 16.3 acre parcel of land located on Boyds School Road. The plan proposes to subdivide a 1.03-acre lot (Lot 3) for future single family residential use from a 16.3 acre parcel of land (Lot 1 Residue) that contains the current Adams Electric Coop business buildings. The parent parcel is located jointly in the Business Park and Mixed-Use Zoning Districts along Boyds School and Biglerville Roads.

Heine first discussed the Zoning Comments. Heine explained that most of these comments were due to the recent change in the zoning ordinance and the applicant's engineer was not aware of this change. The last zoning comment addressed buffering of the boundary line between Lots 1 & 2 and Lot 3 and along Boyds School Road frontage. Heine requests that a note be added to the plan that this is required at the time of Lot 3 development.

Heine next discussed the Subdivision Comments with the Commission. Adams County Planning comments were received January 25, 2022. Owner's Acknowledgement needs to be executed and information on the owner of Lot 2 should be given. Heine explained that when one subdivides a lot, there must be a location for the sewer. She stated that the applicant needs to have the testing completed for an on-lot septic system or they need to show that they have the ability to connect to public sewer. At this point neither of these items have been completed for the plan in review. A Gettysburg Municipal Authority willingness/capacity approval letter should be obtained, and it should be verified that the water meter on Lot 3 would serve only Lot 3. A property corner monument should be located on a common corner, because this is a new lot. Lot addition symbols should be shown on the plan to indicate the consolidation and a Deed of Consolidation is required. It is requested that the "roadside swale" at the front of proposed Lot 3 be identified as a mapped stream and a Township MS-4 outfall. Hydric soils on Lot 3 requires a wetland determination. An enlarged plan is requested to review existing Lot 3 features such as contours, pipes, water meter, etc. Finally, Heine stated that bonding and related improvements may be required.

***Underwood made a motion that this plan be tabled. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

General:

The Zoning / Building Code Officer's Report was acknowledged for December 2021 and January 2022.

There being no further business the Meeting was adjourned at 9:40 P.M. **Approved on a motion by Caudill, 2<sup>nd</sup> by Finkenbinder. Motion carried 5-0.**

Submitted by: \_\_\_\_\_ Camie Stouck-Phiel, Treasurer