

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of May 12, 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; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine

Minutes of the April 14, 2022 Regular Meeting: ***Approved on an Tallman/Underwood motion; 5-0 vote.***

Public comments: None

Active Business:

**Mark Snell Subdivision**

Subdivision of 1 lot located on Chapel Road.

Leah Heine, Township Engineer gave an update on the plan as this is a revision which was already seen by the Planning Commission at their March meeting. Ms. Heine reviewed the KPI comment letter with the Commission. Ms. Heine added that both waivers had already been recommended at the Planning Commission meeting in March. Ms. Heine and Mr. Wisner agreed that a lot consolidation deed will need to be required. Mr. Wisner added that the future roadway widening note needs to be added to the plan which reserves the right-of-way for the Township if PennDot ever decides to widen Chapel Road. Ms. Heine stated that a driveway note needed to be added to the plan stating the future buyer of Lot 4 needs to determine if a DEP stream crossing permit will be required. It was discussed that the agricultural note for lot 4 would not need to be added regarding the entrance.

***Tallman made a motion recommending this plan be moved to the Board of Supervisors, pending the KPI comments being addressed except for comment #6. Finkenbinder 2<sup>nd</sup> the motion; Motion Carried 5-0.***

New Business:

**James & Joyce Knefley**

A conditional use for a self-service storage facility in the Village Mixed Use (VMX) zoning district as required per Section 27-602 of the Cumberland Township Zoning Ordinance. This is a revision to an already approved conditional use application for the same property from June 22, 2021. The applicant is relocating the original placement of the previously approved storage sheds. The property is located at 95 Solomon Road.

Mr. Bob Sharrah, representing the applicant, explained the request. Mr. Wisner questioned the reason for the change. Mr. Sharrah stated for visibility reasons, the plan feels cleaner with everything being on one side of the road, and the soils are better.

***Caudill made a motion recommending this plan be moved to the Board of Supervisors. Underwood 2<sup>nd</sup> the motion; Motion Carried 5-0.***

**Artillery Ridge Campground**

Requesting subdivision of one lot consisting of less than 1 acre located on Taneytown Road.

Mr. Bob Sharrah, representing the applicant, explained the plan. Leah Heine reviewed the KPI comments. Ms. Heine asked Mr. Sharrah to mark the parking spaces for the existing home on the plan. Mr. Sharrah agreed along with adding he was in agreement with the KPI comments.

***Underwood made a motion recommending this plan be moved to the Board of Supervisors in accordance with the KPI comment letter dated May 10, 2022 and adding the marked parking spaces for the home. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

**Willoughby Storage**

Land Development plan requesting construction of 44,500 square feet of self-storage units located on Willoughby Run Road.

Mr. Bob Sharrah, representing the applicant, gave an explanation of the plan. Ms. Leah Heine reviewed the KPI comments. Ms. Heine asked if the climate control unit would be used for large RV's. Mr. Sharrah stated there is no room to maneuver large items such as RV's. Mr. Sharrah stated that he will be submitting a conditional use application regarding steep slope compliance for the plan. Mr. Sharrah also stated that he would submit to the Zoning Officer a drawing of what will be installed as a D2 buffer/fencing to determine if it meets the ordinance requirements. Ms. Heine discussed the stormwater basin fencing with the Commission requesting their input. The Commission felt that since the storage sheds will already be fenced and if the applicant was agreeable to adding some extra plantings on the southern berm from the outside of the roadway to deter any visibility of the basin the fence around the basin would not be needed. Mr. Tallman asked Mr. Sharrah to have the fire company review plan to make sure they have access. Mr. Wisner reiterated the conditional use requirement that all ends of the storage shed units need to be of masonry or brick construction.

***Tallman made a motion to table this plan for revisions to be addressed along with the conditional use request application be submitted. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

**General:**

Due to the conversation regarding buffers and the fencing requirements within the buffer section of the ordinance the Planning Commission is requesting the Board to ask the Solicitor to review the fencing requirements within this section for a text amendment to create a more aesthetic requirement.

***Underwood made a motion asking the Board to request the Solicitor to review Section 27-1201D of the Zoning Ordinance for Buffers/Fencing for a text amendment. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

The Zoning / Building Code Officer's Report was acknowledged for April 2022.

There being no further business the meeting was adjourned at 9:18 P.M.

***Approved on a motion by Tallman , 2<sup>nd</sup> by Caudill. Motion carried 5-0.***

Submitted by: \_\_\_\_\_ Michele Long, BCO/Zoning Officer