

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Meeting Minutes of August 11, 2022**  
**1370 Fairfield Road, Gettysburg, PA 17325**

Call to Order: The Meeting was called to order at 7:00 P.M. by Vice-Chairman Steve Tallman.

Attendees: Vice-Chairman Tallman, Members Barbara Underwood, and Kenny Caudill; Solicitor Sam Wisner, Zoning / Building Code Official Michele Long, KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel; and approximately 30 citizens.

Minutes of the July 14, 2022 Regular Meeting: **Approved on a Caudill/Underwood motion; 3-0 vote.**

Public comments: Public comments were deferred and were welcome following presentation of agenda items.

**Amend the Agenda:**

Act 65 requires that the agenda be amended by formal action, Vice-Chairman Tallman requested that the agenda be modified to move the New Business/Willoughby Storage to before The Active Business/The Residence at Willoughby Run.

***Caudill/Underwood recommended the agenda be amended; Approved 3-0***

**NEW BUSINESS:**

**Willoughby Storage:**

Applicant, Ridge Rentals is seeking a variance to grade/excavate in an area that meets the Cumberland Township Zoning Ordinance definition for "Steep slope" or "very steep slope" in accordance with Section 27-201 and 27-1103.5 & 6. The property is located at 45 Willoughby Run Road.

The applicant's engineer, Bob Sharrah, explained that it appears that the slopes are manmade from grading. Sharrah requested that the Planning Commission make the recommendation to the zoning hearing board to grant the variance.

***Caudill/Underwood recommended the variance for steep slopes be approved by the zoning hearing board; Approved 3-0***

**ACTIVE BUSINESS:**

**The Residence at Willoughby Run:**

Preliminary/Final plan proposing 8 apartment buildings containing a total of 112 dwelling units on 14.5 acres, located on the corner of Country Club Lane and Chambersburg Road.

KPI's August 10, 2022 comments were reviewed with the applicant's engineer, Bob Sharrah and the Township's Engineer, Leah Heine.

Sharrah explained that there are almost no changes to the plan, they simply addressed several of the engineering comments, comments from the fire chief (requested 2 hydrants be relocated, Sharrah is awaiting an approval letter from the fire chief), and comments from GMA (requested a larger diameter line be run through the site).

Heine first addressed the subdivision and land development ordinance comments. Heine discussed a couple of the Adams County Planning comments with the Commission. One concern is with the spa parking spots and people backing into the lane of traffic. Heine feels a triangular piece of ground in that section could be striped and painted to alert people they are backing into a drive area. The county also had several comments about the connectivity. Heine feels there are several areas that additional connections of sidewalks could be added. Final

approval from GMA will be needed, along with final comments from the Fire Company. Review and approval from CTA are required for the proposed sanitary sewer improvements along with a sewage facilities planning (or exemption) approval. Heine went on to explain that Highway Occupancy Permits will need to be obtained for the proposed access and utility connections with PA Route 30. The submitted HOP plan set is under review and additional comments may result from the review. Also, a Township HOP(s) will be required for the site and utilities connections to Country Club Lane. Further proposed improvements are under review with the Township. The plan is subject to rec fees and financial security will be required once the plan is approved. Also, a development agreement will be required. Heine expressed that they would like a note added to the plan that states that Country Club Lane must be photo-documented prior to all the construction. Heine discussed with the commission that the Township may wish to consider if provisions for a sidewalk being provided (through easement, Development Agreement, etc.) along Route 30 be required. The commission felt that we should prepare for the future and an easement be on the plan along the Route 30 entrance for future connectivity. Tallman asked Heine to weigh-in on the requested waiver. The waiver requested is to waive the requirement to submit a separate preliminary plan. Underwood expressed concern for all the outstanding items yet to be addressed. Lastly, Stormwater Management Comments were reviewed. The first two comments address finalizing some numbers of flow coming through the property from offsite. This is to ensure there is no flooding of the new buildings on the site. Fencing around the basin will be required since the basin will hold more than four to four and a half feet of water. Finally, the standard Operation and Maintenance agreement for the stormwater management facilities will need to be approved by the Solicitor.

Public Comments: Tallman mentioned that 11 written letters in opposition were received and reviewed prior to the meeting. The following citizens also voiced their opposition to the proposed plan: Mary Smith (180 Park Avenue); Michele Jewell (11 Country Club Lane); Dr. Stephen Mock (110 Woodhaven Drive); Barb Zimmerman, (210 Old Mill Road); Laura Mares (120 Country Club Lane); R.E. Stolzenburg (170 Tiffany Lane); Peter Carmichael (198 Tiffany Lane); David Harnish (220 Old Mill Road); and Lisa and Matt Bird (145 Old Mill Road). Tallman expressed his concern for several main issues that are not resolved or are missing documentation.

***Motion of Tallman/Underwood recommending the Residence of Willoughby Run plan be tabled until the next meeting so that they can get more of the issues finalized; Approved 3-0 vote.***

***Motion of Underwood/Tallman requesting GMA attend the next meeting so that they can help explain how they determine how much water they have and also what determines added infrastructure that may be required to address the needs; Approved 3-0 vote.***

General:

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

There being no further business the meeting was adjourned at 8:37 P.M.

***Approved on an Underwood/Caudill motion; 3-0 vote.***

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