

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Meeting Minutes of November 10, 2022**  
**1370 Fairfield Road, Gettysburg, PA 17325**

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

Attendees: Chairman Steve Tallman, Members Barbara Underwood, Kenny Caudill, Theresa Finkenbinder, and Kirby Kiefer; Solicitor Sam Wisner, Secretary Michele Long, KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel.

Minutes of the October 13, 2022 Regular Meeting: ***Approved on an Underwood/Caudill motion; 4-0 vote.*** (Finkenbinder was absent for the October 13, 2022 meeting).

Visitor-Mark Guise from the Gettysburg Municipal Water Authority was present to answer Planning Commission questions and address their concerns on the ability to serve water to the residents of the township.

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

**ACTIVE BUSINESS:**

**Cambridge Crossing 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 one Final Plan was approved in 2008 and 42 units were constructed via access from Table Rock Road. The current plan has been reviewed as a new submission for Phases 2 & 3.

Heine stated that it appears all zoning related items have been addressed. There are still five waivers that are being requested by the applicant. All five waivers were previously recommended by the Planning Commission. Review and approval of both Gettysburg Municipal Authority and Cumberland Township Authority is required. Highway Occupancy Permits will need to be obtained for the proposed access and utility connections with PA Route 34. The PennDOT HOP drawings should also be provided for review. Also, a Township HOP will be required for the Cambridge Court connection to Boyd's School Road. Heine stated that the plan should be updated to show the pending VanDyke Subdivision, and any easement agreements should be provided for review. Heine also stated that an updated traffic study will be required, the updated study should address the proposed 25 mph speed limit and traffic control signage.

The Planning Commission previously recommended an intersection light at the Cambridge Court/Boyd's School Road intersection. The Commission would still request that this light be added to the plan. Final wall designs for the several retaining walls still need to be submitted for review. The engineer discussed the need to provide a centerline of Boyd's School Road and spot elevation at the end of the radius and centerline. Heine explained that they were still having trouble determining how water will flow at the mentioned intersection. The engineer wants to make sure that water doesn't flow out onto Boyd's School Road. There will need to be sewer laterals to proposed homes along Cambridge Court shown on the plan. The Gary Kump driveway will need to meet the driveway ordinance when it is constructed. Also, the previously shown triangle of land in front of the Clarence Kump lot is no longer shown as a potential lot addition. This would appear to make the lot non-compliant with the requirement that a lot front on a public street. In addition, Heine discussed that it is not clear where existing lot lines are located along the future Cambridge Court.

There were very few Stormwater comments remaining. Heine would like further clarification on a couple of the comments. Heine will discuss these few comments with the designer doing the stormwater for the proposed plan. An Operations and Maintenance Agreement will need to be approved by the Solicitor and recorded. Heine also discussed the possible need for basin fencing for any of the three stormwater basins. At the February 2022 meeting the Commission recommended that fencing be provided for Basin One from wall to wall, starting beside Unit 27 and extending along Windsor Court. Heine also discussed the concern of several of the proposed units having their rear deck stairs directly in a bio-retention basin.

The required recreation fees will be required, and financial security is required for related improvements. Finally, a Development Agreement will be required by the Solicitor, also the Solicitor should review the unit ownership note on LD 1.

***Finkenbinder/Caudill recommended approval of the plan by the Board of Supervisors, based on recommendations by the Commission that an intersection light be added at the Cambridge Court/Boyd's School Road intersection, fencing be provided for Stormwater Basin One from wall to wall, starting beside Unit 27 and extending along Windsor Court, and deck stairs be eliminated when they are to be located on stormwater basin slopes and all outstanding engineering comments be addressed; Approved 5-0***

#### NEW BUSINESS:

##### **Brian Redding & Patrick Redding Conditional Use:**

A conditional use request to construct a self-service storage facility in the Mixed Use (MX) zoning district as required in Part Six, Section 27-602 of the Cumberland Township Zoning Ordinance. The property is located at 1170 Chambersburg Road. Stanley and Candice Clark are the owners of the 3.64-acre property. Brian Redding and Patrick Redding propose to purchase and develop Lot One of the property.

***Kiefer/Underwood recommended approval of the Conditional Use, based on the clarification of the plan, by the Board of Supervisors; Approved 5-0***

##### **Elenora M. Toddes Estates:**

The plan proposes the subdivision of an approximate 4.6 acre property with an existing dwelling into four new lots. Three lots for future homes and one lot to contain the existing dwelling. All lots will have public water and sewer. An area of wetlands and a mapped stream exist on site. All proposed lots are in the Mixed-Use District.

Heine noted that the plan should note that an A1 buffer is required along MX District boundary lines and along Biglerville Road and that a B1 buffer is required along Palace Drive. These buffers shall be shown as part of the site grading/stormwater plan that is required prior to building permit issuance. Also, steep slopes should be shown on the plans.

Subdivision Ordinance Comments were discussed by Heine. Adams County Planning comments should be considered, and the owners' acknowledgement should be executed. Heine explained that due to the mapped stream that exists through the site, a stream easement should be provided. Also, an easement should be shown for the discharge from the storm drainpipe under Biglerville Road. Existing water mains should be shown on the plan, and approval of the plan by Gettysburg Municipal Authority is required. Heine also requested that the proposed location of sewer laterals for Lots Two and Three be shown on the plan, and

review and approval of Cumberland Township Authority is required. Sewage Facilities Planning Approval is required. Also required is that all proposed driveways will have adequate sight distance.

***Underwood/Caudill made a motion to recommend approval of the plan by the Board of Supervisors, pending all engineering comments be addressed; Approved 5-0***

**CRE Biglerville Associates:**

The plan proposes to divide the existing CRE Biglerville parcel (formerly Schindler Elevator) containing 82.45 acres into two lots. Lot one is proposed to contain 38.9 acres and will retain the existing buildings and parking, while the residual tract will contain 40.278 acres with no improvements. Lot one will continue to be accessed from Biglerville Road and Boyd's School Road, while the residual tract could only be accessed from Boyd's School Road. The entire property is located in the Industrial (IND) zoning district. A mapped stream also bisects the site from south to north.

Heine discussed the engineering comments with the Commission, the commission is concerned with the outstanding comments and has a question for the applicant of their awareness to any contamination on the new lot to be created.

***Underwood/Finkenbinder made a motion to table the plan; Approved 5-0***

**General:**

The Permit/Zoning Report from PMCA was acknowledged.

There being no further business the meeting was adjourned at 9:25 P.M.

***Approved on a Caudill/Finkenbinder motion; 5-0 vote.***

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