

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 9, 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, Kenny Caudill, and Theresa Finkenbinder; Chairman Barry Stone was absent; Solicitor Sam Wiser, Zoning / Building Code Official Michele Long, Township Manager Ben Thomas, Jr. and approximately 24 citizens.

Minutes of the May 12, 2022 Regular Meeting: ***Approved on a Finkenbinder - Underwood motion; 4-0 vote.***

Public comments: ***Motion of Underwood – Finkenbinder deferred public comments following presentation of the Residence of Willoughby Run land development plan; Approved 4-0 vote.***

New Business:

Willoughby Storage: Applicant, Ridge Rentals, LLC, 45 Willoughby Run Road, seeking a conditional use to grade / excavate in an area that meets the Cumberland Township ordinance definition for “steep slope” or “very steep slope” in accordance with § 27-201 and § 27-1103.5 and 6. The applicant’s representative, Bob Sharrah, explained the proposed earth disturbance. Solicitor Wiser explained the ordinance for steep slopes and the conditional use request will go before the Board of Supervisors stating the number of considerations that Supervisors will take into account during a formal hearing for hillside and protection of slopes. Mr. Sharrah further reviewed the criteria as stated in the hearing application. Mr. Wiser reviewed the ordinance criteria with responses from Mr. Sharrah.

Citizen Matthew Bird, 145 Old Mill Road, questioned land preparation with a response that a land development plan would be submitted and reviewed in the future. Adams County Soil Conservation District would inspect the site during construction and a National Pollutant Discharge Elimination System (NPDES) permit would be required.

Motion of Caudill – Finkenbinder recommended approval by the Board of Supervisors for the Ridge Rentals, LLC Conditional Use application; Approved on a 4-0 vote.

The Residence of Willoughby Run: Preliminary / Final Plan proposing eight (8) apartment buildings containing a total of 112 dwelling units on 14.5 acres located at the corner of Country Club Lane (Township #333) and Chambersburg Road (SR0030). Mr. Sharrah represented the owner and presented an overview of the project as an MX (mixed use) zoned property for multi-family units; 8.2 units per acre. A scenic easement was executed with the National Park Service; 35’ maximum building height with three – one story; four – two story; and one – three story building. Public water and sewer service is proposed. Gettysburg Fire Department has received plans on two occasions for review. Adams County Soil Conservation District should soon issue an NPDES permit. Road system improvements are proposed for Chambersburg Road (PennDot) for a west bound, left turn lane and improvements to a portion of Country Club Lane. No improvements are proposed for east bound Chambersburg Road. KPI Technology’s June 7, 2022 comments were reviewed.

Fencing was discussed as the Planning Commission desires a historic approach. Members also discussed a waiver request granting preliminary / final plan. ***Motion of Underwood – Finkenbinder tabled the request for a preliminary / final plan waiver; Approved 4-0 vote.***

KPI's June 7, 2022 comments were further reviewed along with a letter received this date, June 9, 2022, from United States Dept. of the Interior, National Park Service (NPS), Deputy Superintendent, Gettysburg National Military Park. Based on NPS comments the plan was reviewed by Mr. Sharrah who explained storm water piping plans and disputed portions of the NPS document. Mr. Wisner advised an operation and maintenance agreement would need to be authored and executed. The applicant's attorney, Chris Naylor of Barley and Snyder, was present stating he has been in contact with NPS and disputes their concerns. Gettysburg Municipal Authority issued a "willingness to serve" letter, dated March, 2021, for public water, and is requiring the addition of a 12" main.

Public Comments: Barb Zimmerman, 210 Old Mill Road, expressed concerns of lifestyle and historical property disruption. Laura Mares, 120 Country Club Lane expressed concerns of increased traffic and speeding vehicles. Lesa Bird, 145 Old Mill Road expressed concerns of storm water, impervious surfaces, and the need for sidewalks. Bill Fitzpatrick, 360 Country Club Lane, expressed concerns for traffic and the various intersections. Matt Bird, 145 Old Mill Road, requested that the process not be short. Elizabeth Dane, 190 Old Mill Road, expressed that there are many technical questions and historic sites should be protected. Think beyond the technical aspects. Marie Holly, 89 Tiffany Lane, expressed concerns about more traffic and rental dwellers not invested in the community. Zach Bolitho, representing NPS, 1195 Baltimore Pike, advised NPS wants to work with the storm water issues. He advised he is a resident of 210 Country Club Lane and is concerned about increased traffic.

Vice-Chairman Tallman explained the review process of a recommending Planning Commission and the Board of Supervisors will ultimately review the plan and make the decision. ***Motion of Underwood – Finkenbinder tabled the Residence of Willoughby Run land development plan; Approved 4-0 vote.***

Vice-Chairman Tallman called for a brief recess at 8:10 P.M. The Meeting reconvened at 8:22 P.M.

Buffer Ordinance Review: As active business Solicitor Wisner reviewed DRAFT edits with discussions by the Commission and staff as requested at the May meeting and authorized by the Board of Supervisors. Options were recommended in the wording to include modification requests by future developers that may be authorized following recommendations from the Planning Commission, Township engineer, and approval by the Township Supervisors. ***A Caudill – Underwood motion authorized forwarding the DRAFT ordinance revisions to the Board of Supervisors for review and further action at their June 28, 2022 Regular Meeting; Approved 4-0 vote.***

General: The Zoning / Building Code Officer's Report was acknowledged for May, 2022. There being no further business the Meeting was adjourned at 8:37 P.M.

Submitted by: _____, Ben Thomas, Jr. Twp. Manager