

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 13, 2025
730 Chambersburg Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Chairperson Barbara Underwood.

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members Theresa Finkenbinder, Kirby Kiefer, and Robert Bunce; Manager David Blocher, Secretary Michele Long, and KPI Technology Representative Leah Heine.

Minutes of the January 9, 2025 Regular Meeting: ***Approved on a Finkenbinder/Kiefer motion; 5-0 vote.***

Public comments: None

Active Business:

North Ridge:

Review of the Final Land Development, Construction, and Subdivision Plan. The plan proposes to develop Misty Ridge Lot 4 containing 2.05 acres with 40 senior housing units in one three-story building and a community center. The property is located on Misty Ridge Road and will be accessed via Biglerville Rd. The Misty Ridge constructed roads and stormwater basins will be utilized along with the public water and sewer.

Joe McDowell with Martin and Martin were present to represent the plan. McDowell explained to the commission that after last month's meeting, updates and revisions were made to the plan to address the outstanding engineering comments. Heine mentioned that the approved waivers were approved with the 2008 preliminary plan.

Motion of Caudill, 2nd by Finkenbinder recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 5-0.

New Business:

Soliday Family Limited Partnership:

The plan proposes to create two lots (#3 and #4) and a remainder lot (#1) from a parent tract (Lot 1, tract 6) of 174 acres. The new lots will be about 10 acres each. The lots are located along Solomon Road. The lots are located in the A (Agricultural District) and are served by on-lot sewer and a well.

Bob Sharrah, the applicant's engineer was present to discuss the proposed plan. It was discussed that zoning determination on maximum lot size and dwelling units needs determination from the zoning officer.

Motion of Finkenbinder, 2nd by Bunce to table the plan for zoning determination. Motion Carried 5-0.

Beveled Edge:

The plan proposes the addition of a 40' x 80' shop and a 40' x 12' showroom at the current Beveled Edge site at 1540 Chambersburg Road. The property currently has an existing shop and offices, driveway, parking, and outdoor storage areas. The property is located in the Mixed Use (MX) District.

Heine discussed the engineering comments and reviewed the stormwater and impervious on the site. Heine explained to the commission that she was called to the site in April of 2022 for an inspection due to complaints about expansion of impervious areas. As a result of the inspection, it was clarified in email correspondence that any future Land Development Plan would address and account for the increases in impervious coverage noted during the April 2022 on-site inspection. Heine stated that in this regard, the stormwater management design for the proposed plan should be calculated using the pre-development impervious coverage shown in 2020 aerial photographs. Heine reviewed the zoning and subdivision comments for the commission.

Motion of Kiefer, 2nd by Finkenbinder recommending to table the plan. Motion Carried 5-0.

General: None

There being no further business the meeting was adjourned at 6:15 P.M. ***Approved on a motion by Caudill, 2nd by Kiefer; Motion carried 5-0.***

Submitted: _____ Camie Stouck-Phiel, Treasurer