

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of September 12, 2024
1370 Fairfield 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 and Robert Bunce, Member Kirby Kiefer was absent; Treasurer/Finance Director Camie Stouck-Phiel, Manager David Blocher, Secretary Michele Long, Solicitor Sam Wisner, and KPI Technology Representative Leah Heine.

Minutes of the August 8, 2024 Regular Meeting: ***Approved on a Finkenbinder/Caudill motion; 4-0 vote.***

Public comments: None

Active Business: None

New Business:

Entwistle Agricultural Security Area Addition:

Request to add approximately 63 acres to the Agricultural Security Area with property located at 1260 Table Rock Road. Total acreage of plot to be added would be 74.93 acres (63 acres are within Cumberland Township and 11.93 acres are within Butler Township).

Solicitor Wisner explained to the commission that an application has been submitted to add additional land to Cumberland Township's Agricultural Security Area. Wisner explained that there are a couple review requirements to whether it is appropriate to add a property to the ASA. Wisner briefly reviewed the five evaluation criteria to the commission.

Motion of Finkenbinder, 2nd by Bunce recommending approval of Barbara Jo Entwistle's proposed Agricultural Security Area (ASA) addition.

Thomas & Joanne Clowney Sewage Planning Module:

The submitted sewage planning module is for a proposed Butcher Shop to be located on an existing farm parcel of 159 acres at 361 Barlow Road. The Butcher Shop is proposed to contain a 540 square foot retail area and have an estimated daily flow of 400 gpd. A sewage facilities planning module is required since the bathroom in the retail area will be serviced by a proposed 2,000 gallon holding tank.

From review of the submitted Component 2 Planning Module, Heine noted that Section Q "Municipal Actions" will need to be completed by the Township. The narrative should address how waste from the processing of animals would be disposed of on the site. A completed Component 4B-County Planning Agency Review is required; Heine mentioned to the commission that the applicant's engineer had provided that item to her before the meeting. Heine stated that in conjunction with module approval the Township will need to execute the following items: The DEP transmittal letter, the DEP checklist, the adoption of the Resolution and the Solicitor approved Holding Tank Permit Agreement. Heine reviewed the Sewage

Facilities Planning Module Component 4A (Municipal Planning Agency Review) with the Commission.

Motion of Caudill, 2nd by Finkenbinder approving the submission of the Municipal Planning Agency Sewage Planning Module (4A) provided all the outstanding engineering module package comments being addressed; Motion approved 4-0.

Detrick Village Land Development Plan Revision:

The Final Plan for Deatruck Village has been reviewed. This Final Plan proposes the removal of Units S4, S5, S6, and S7, and a portion of Ivy Lane, from the originally approved plan. Currently the development has been built out except for these four units. Access to the community is via Deatruck Drive. The plan was previously approved under the prior Zoning Ordinance (and districts) and SALDO. Originally 95 units were proposed.

Heine and the applicant's engineer Robert Sharrah discussed the plan with the commission. The owner's or equitable owner's acknowledgement needs to be executed. Any comments of the Adams County Conservation District about the NPDES Permit/Notice of Termination should be addressed. Heine discussed in conjunction with any ACCD comments, it is noted that this development is in an MS-4 area and should provide Water Quality features where stormwater is proposed to discharge to the stream at the Ivy Lane dead end. It should also be shown how Ivy Lane will be finished regarding curbing, sidewalk, paving and grading. Heine stated that the plans should show the emergency access required on the original plan and a sheet should be added to show related infrastructure that was built and will not be built because of unit removal. This added plan sheet should include if any easements will be eliminated. The HOA should have the ability to comment on the proposed plans as they will be responsible for future Ivy Lane maintenance. Documentation memorializing, and developer or HOA responsibility changes that may result from removal of the units and cul-de-sac should be provided. This should include any changes in size to the common open areas. Wisner stated that an amendment to the declaration will be needed. Finally, the financial security relative to the overall development should be determined.

Motion of Finkenbinder, 2nd by Bunce recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed and the recommendation that the existing gravel area past the pavement edge be remediated with topsoil and grass and some form of berm be present to prevent runoff into the stream. Motion Carried 4-0.

Cumberland Township Building Expansion:

The plan proposes improvements at the Township Municipal Building complex, consisting of expansion and reconfiguration of buildings, additional parking areas, and associated stormwater management. The properties were recently combined into one 10.09-acre lot and is located in the Mixed Use (MX) Zoning District.

Heine explained that the plan notes that a variance is being requested for parking spaces under the covered building expansion area to be 8.5' x 20' instead of the required 10' x 20'. Following the hearing, the plan should be updated to reflect the decision of the Zoning Hearing Board. Wisner stated that verbal approval has been granted for the requested variance. It is also asked that the building setbacks from Fairfield Road and the building and parking setbacks from the INS District (eastern property line) be dimensioned correctly on the plan. Steep and Very Steep

slopes should be shown on the existing conditions plan. Heine noted that an A1 buffer is required along the INS zoned property line to the east and along Fairfield Road; this may result in the addition of two trees. Adams County comments should be considered. The waiver to the requirement to submit a separate Preliminary Plan was requested.

Motion of Caudill, 2nd by Finkenbinder in favor of requesting the waiver of submitting a separate preliminary plan; Approved 4-0.

Heine asked that the individual four lot boundary lines be removed since the properties were combined into one lot. The owner's acknowledgments need to be executed. Heine asked that the existing contours be labeled on the grading plans. She asked that any comments from the Adams County Conservation District be addressed. Lastly, Stormwater Management comments were discussed. Heine asked that some additional erosion protection at the outfall be shown, also emergency spillway design should be based on a 100-year design storm. A scale basin embankment cross section detail showing the existing and proposed grades should be provided. Finally, the MRC (Managed Release Concept) detail on sheet LD-13 should include materials proposed around the perforated pipe.

Motion of Finkenbinder, 2nd by Caudill recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 4-0.

General: None

There being no further business the Meeting was adjourned at 6:40 P.M. ***Approved on a motion by Caudill, 2nd by Finkenbinder; Motion carried 4-0.***

Submitted: _____ Camie Stouck-Phiel, Treasurer