

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of July 9, 2026
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Vice-Chairperson Kenny Caudill.

Attendees: Vice-Chairperson Kenny Caudill, Members Kirby Kiefer and Theresa Finkenbinder; Solicitor Sam Wiser; Treasurer/Finance Director Camie Stouck-Phiel, Township Office Assistant Anita Shank, PMCA Representative Lisa Trimmer, Member Robert Bunce and Manager David Blocher were absent.

Mr. Caudill appointed Solicitor Wiser as temporary Chairperson for the purpose of reorganizing to elect a Chairperson.

Mr. Wiser asked for nominations for Chairperson of the Planning Commission. Mr. Kiefer nominated Mr. Caudill for Chairperson, Mrs. Finkenbinder 2nd the motion. No other nominations were given. **Motion Carried 3-0.**

Mr. Kiefer made a motion to elect Mrs. Finkenbinder as Vice-Chairperson, Mr. Caudill 2nd the motion. **Motion Carried 3-0.**

Minutes of the June 11, 2026 Regular Meeting: ***Approved on a Finkenbinder/Kiefer motion; 3-0.***

Public comments: None

Active Business: None

New Business:

Roy D. Pool and Ginger Bryant Conditional Use Hearing:

Applicants, Roy D. Pool and Ginger Bryant, are seeking a conditional use regarding the property located at 1030 Mason-Dixon Road in Gettysburg, PA. The property is located in the Agricultural District (A). Applicant seeks Conditional Use Approval pursuant to the Cumberland Township Zoning Ordinance, Part 4, Section §27-402, permitted uses for-profit open space and recreation uses.

The applicants, Roy Pool and Ginger Bryant along with their engineer, Nick Wagaman, were all present. After detailed discussion between the applicant, township solicitor, PMCA, and the commission about the conditional use request, the commission decided to make their recommendation to the Board of Supervisors conditioned on outstanding questions and concerns.

Motion of Kiefer, 2nd by Finkenbinder recommending the Conditional Use Request approval by the Board of Supervisors subject to the following conditions:

- A. Part of the access drive being gravel to prevent erosion/mud.***
- B. Applicant shall comply with illumination requirements of Section §27-103 of the Zoning Ordinance.***

- C. Applicant shall comply with special event permit requirements of Section §13-209 of the Code.**
- D. Applicant shall comply with amusement permit requirement of Section §24-105 of the Code.**
- E. In the event that the Proposed Use results in erosion, sedimentation, or compaction that impairs infiltration, the Applicant shall promptly take appropriate action to remediate the erosion, sedimentation, or compaction in a manner that is acceptable to the Township Engineer and the Adams County Conservation District (if the ACCD has jurisdiction over the matter); Motion Carried 3-0.**

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 6:07 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer