

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 8, 2024
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 Theresa Finkenbinder and Robert Bunce; Secretary Michele Long, Treasurer/Finance Director Camie Stouck-Phiel, and KPI Technology Representative Leah Heine; Chairperson Underwood and Member Kirby Kiefer were absent.

Minutes of the January 11, 2024 Regular Meeting: ***Approved on an Finkenbinder/Bunce motion; 3-0 vote.***

Public comments: None

Active Business: None

New Business:

William and Edyth Settle Subdivision:

The plan proposes a subdivision/lot addition where “Lot Addition A” of 1.29 acres is being removed from Lot 1 owned by William and Edyth Settle and being added to Lot 2 owned by Nathan Hawn. Both parcels contain existing homes located near Chambersburg Road. Each of the lots currently have a well, neither has a public sewer connection. All proposed lots are in the Mixed Use (MX) District and in the Neighborhood Multi Family Overlay.

Heine discussed the plan’s Zoning Ordinance comments with the Commission. It is requested that the building and impervious coverages be listed as 60% and 80% respectively. When an item is non-conforming, the non-conformity should be noted, also the Zoning Dimensional Requirements should include the requirements of the Neighborhood Multi Family Overlay. Heine noted that the Township Zoning Officer’s comments were also covered by the KPI comments.

The Subdivision Ordinance comments were discussed next, starting with the consideration of the Adams County Planning comments. Owner’s acknowledgement should be executed, it should be noted that both the grantor (Settle) and the Grantee (Hawn) be provided areas to acknowledge the plan. Heine and the applicant’s engineer reviewed and discussed the “paper alley.” Through the Township Solicitor, Heine requests review of whether recording this subdivision plan will adequately extinguish the “paper alley.” A deed of consolidation is required, and one new concrete monument should be set on a common property corner. Finally, sewage facilities planning approval is required.

Finkenbinder made a motion that this plan be approved based on the remaining KPI engineering comments being addressed. Bunce 2nd the motion; Motion Carried 3-0.

Charles and Lynn Skopic Subdivision:

The plan proposes the subdivision of an existing Lot 1 into two separate lots (1 and 1A). Lot 1 (4.1 acres) will retain the existing home while Lot 1A (5.9 acres) will be available for a new

home. Both lots will have on-lot water and sewer. An area of floodplains and a stream exist on the east side of Lot 1A. All proposed lots are in the Agricultural/Residential (A/R) District.

Heine discussed the comments with the Commission and the applicant's engineer, Robert Sharrah. There weren't many zoning comments. The one notable comment from the Zoning Officer was requesting to see a proposed building and impervious coverage for the new lots. Heine discussed the Subdivision Comments. Adams County Planning comments should be considered. The owner's acknowledgment should be executed and sewage facilities planning or exemption approval is required. Sharrah explained to the Commission to appease the Land Conservancy, he is going to change a proposed lot line to eliminate it from the Conservation Easement that is on the property.

Finkenbinder made a motion that this plan be tabled based on changing/moving the lot line and soil testing that still needs to be completed. Bunce 2nd the motion; Motion Carried 3-0.

General:

The January 2024 Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 5:57 P.M. ***Approved on a motion by Bunce, 2nd by Finkenbinder. Motion carried 3-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer