

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 13, 2026
1370 Fairfield Road, Gettysburg, PA 17325

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

Attendees: Chairperson Kenny Caudill, Vice-Chairperson Theresa Finkenbinder; Members Kirby Kiefer, Robert Bunce, and Planning Commission Alternate Steve Tallman; Solicitor Sam Wisner; Treasurer/Finance Director Camie Stouck-Phiel, Township Secretary Lisa Black, Township Manager David Blocher, PMCA Representative Lisa Trimmer, and KPI Representative Leah Heine.

Minutes of the July 9, 2026 Regular Meeting: ***Approved on a Bunce/Finkenbinder motion; 5-0.***

Public comments: None

Active Business:

Soliday Family Limited Partnership:

The proposed plan is to subdivide a 10.1 acre lot (lot 2) from the approximately 500-acre parent tract. The proposed lot currently contains a residential dwelling, driveway, well, and septic system. The lot/existing dwelling is accessed from Taneytown Road, as are other dwellings located further into the property on the same driveway. The proposed lot is located in the A (Agricultural District). A stream, Plum Run, and floodplain are also located on the lot.

Heine reminded the commission that this plan was previously reviewed. She stated that at the last review, additional clarification was requested to how the development rights they were using were being calculated. The maximum lot size allowed for a single-family dwelling in the Agricultural District is two acres. This maximum lot size should be noted and also reference an explanation that the 10-acre lot size approval was based on utilization of five development rights. Heine requested that a note be added to the plan to explain what was done. Wisner stated that he can assist with the wording and explanation for the requested plan note.

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

***Motion of Bunce, 2nd by Finkenbinder recommending that internal inconsistencies within the Agricultural provisions of the ordinance be cleaned up by the Board of Supervisors.
Motion Carried 5-0.***

**James and Joyce Knefley 5-Lot Minor Subdivision "Remainder" Sewage Facilities
Planning Module-Component 2 & 4A:**

Heine reviewed the plan and the submitted Component 2 sewage planning module with the commission, stating that the plan is for a proposed subdivision of the Knefley Remainder tract of 74 acres into five lots of varying sizes in the VMX District. The property is located along both

sides of Solomon Road. High nitrate-nitrogen was identified from a nearby well and therefore a Preliminary Hydrogeologic Study was required by DEP. It was discussed that the Hydrogeologic Study assumed single family residential homes on each lot with an estimated water usage of 262 gallons per day, per home. It was noted and discussed that if one of the lots has a future commercial use or other use that exceeds 262 gallons per day, a module revision may be required. Heine stated that the slope of each test area should be shown and that Prime Agricultural land should be identified. Following module approval, section Q should be completed and signed by the Township. Heine stated that a Hydrogeologic Study concluded a minimum lot size of 2.3 acres will be required. It was discussed that a groundwater easement or a pre-treatment system was recommended if this lot size was not possible. Lot 1, currently at 2 acres, has been provided with a ground water/nitrate dispersal easement (on lot 8) to meet this requirement. No new impervious areas will be permitted in this easement. Heine reviewed Sewage Facilities Planning Module Component 4A with the commission.

Motion of Finkenbinder, 2nd by Bunce approving the submission of the Municipal Planning Agency Sewage Planning Module (4A) provided all the outstanding engineering Module package comments being addressed; Motion approved 5-0.

New Business:

Main Street Investments, LLC

Applicants, Main Street Investments, LLC, are seeking a zoning map amendment that would amend the Cumberland Township Zoning Map, by removing Adams County Tax Parcel 09E12-0070---000, which is located at 1475 Chambersburg Road, from the Residential (R) District and designating said parcel as part of the Mixed-Use (MX) District. If enacted, the proposed ordinance will also amend the Cumberland Township Zoning Ordinance to include the Zoning Map Amendment.

The applicant, Tom Koontz, was present to discuss the plan with the Commission. Detailed discussion between the applicant, township solicitor, PMCA, and the commission about the zoning map amendment request occurred.

Motion of Tallman, 2nd by Kiefer recommending amending the application to include the twelve or so properties in the rezoning request, the Township work on the required mailed and posted notices to the impacted property owners, work on scheduling a hearing date that accommodates those notice requirements and that the Board of Supervisors approves this amended rezoning request; Motion approved 5-0.

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 6:38 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer