

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Meeting Minutes of June 11, 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 Theresa Finkenbinder and Robert Bunce; Chairperson Barbara Underwood and Member Kirby Kiefer were absent; Treasurer Camie Stouck-Phiel, Township Manager David Blocher, KPI Technology Representative Leah Heine and Solicitor Justin George.

Minutes of the May 14, 2026 Regular Meeting: ***Approved on a Bunce/Finkenbinder motion; 3-0 vote.***

Public comments: None

Active Business:

James M. and Joyce A. Knefley-Final Minor Subdivision and Sewage Planning Module:

The plan (previously submitted with a different lot configuration under the title of Knefley Remainder) now proposes to subdivide a 74-acre tract and create 5 lots varying in size from 2 to 27 acres. Lots 6 and 7 (10.5 and 14.2 acres, respectively) will be accessed from private shared access with a cul-de-sac which also serves the Interchange Storage units. Lot 1 (2 acres) will contain the existing house. Lots 8 & 9 (18.6 and 27 acres, respectively) will have frontage along Soloman Road. Additionally, lot RW-1 (1.2 acres) is being created for the proposed shared access and cul-de-sac.

All the lots are in the VMX (Village Mixed Use) District. No buildings are proposed with this plan, instead the plan notes that the use can be anything meeting VMX requirements. A stream and wetlands are present on several of the proposed lots. All lots are proposed to be served by on-lot septic systems and wells.

Bunce made a motion to table the plan; Finkenbinder 2nd the motion; Motion Carried 3-0.

New Business:

The Crossings:

The plan represents a new submission of the preliminary plan submission for The Crossings. The plan proposes 151 single family detached residential lots (30% cluster overlay) and three open space/HOA lots on a 53.696 acre parcel along Old Mill Road in the Residential Zoning District.

Heine and the applicant's engineer discussed the new submittal. County comments were reviewed followed by KPI comments dated June 10, 2026. The FAA review was discussed, along with the requested roof lights. The applicant's engineer explained that the FAA review was submitted with a prior plan submittal and expires in 2026. The open space and open space narrative was discussed in-depth. It was once again explained to the applicant's engineer that the Open Space narrative and open space plan must be compliant with the requirements of Ordinance 2021-186. Heine noted that some of the outstanding open space items were discussed at a previously held, in-person, meeting with the township, solicitor, engineer and

developer's engineer. She also mentioned that the revised Adams County comments regarding open space should also be considered. Lastly, the stormwater basins were discussed and the possible need for fencing around the basins.

Finkenbinder made a motion to table the plan; Bunce 2nd the motion; Motion Carried 3-0.

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 6:30 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer