

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of October 12, 2023
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 Kirby Kiefer; alternate member Robert Bunce, Solicitor Sam Wiser; Secretary Michele Long, and Treasurer/Finance Director Camie Stouck-Phiel.

Minutes of the September 14, 2023 Regular Meeting: ***Approved on a Finkenbinder/Caudill motion; 5-0 vote.***

Public comments: None

Active Business: No Items

New Business:

Hemler Brothers Management Variance Request:

The applicant is seeking a variance pursuant to the Cumberland Township Zoning Ordinance, Part 6, Section 27-603 Development Standards, Mixed Use, to allow construction of an accessory structure greater than 50% the height of the principal structure. The applicant is also seeking a variance from Part 12, Section 27-1201.3B to allow relief from buffer requirements. The property is located at 35 Belmont Rd.

The plan proposes to add a 60' x 30' non-residential building on an existing lot of 3.19 acres. This lot currently contains an existing building near Belmont Road with a well and sewer connection, two existing buildings, stone drive, parking areas, and a pond. The lot is located in the Mixed-Use District and is adjacent to the Western Maryland Railroad to the north. The applicant and the applicant's engineer, Ken Scott from Beyond all Boundaries, were both present to discuss the request.

Kiefer recommends approval of the variance from the Zoning Hearing Board to allow construction of an accessory structure greater than 50% the height of the principal structure, 2nd by Caudill; Motion carried 5-0.

Finkenbinder recommends approval of the variance to allow relief from the D2, B1 buffer installation requirements, the Commission also recommends the applicant remove the small portion of fence from their application, 2nd by Kiefer; Motion carried 5-0.

SAI Ram 27, LLC:

The plan proposes the demolition of a residential structure of a convenience (retail) store located at 1025 Biglerville Road. The convenience store will function at this location in the Mixed Use (MX) Neighborhood Multi-Family Overlay District. A total of 17 parking spaces are proposed and the site will be served by public water and sewer. Additionally, two infiltration

berms are proposed for stormwater management. The plans show wetlands on the back part of the property and tributary to Rock Creek shown along the SE property line.

The applicant's engineer, Terrance Sheldon and a representative from Snyder Design were both present. After discussion, the Township has concerns about not receiving the required DEP approvals.

Motion of Kiefer/Bunce recommending the plan be tabled; Approved 5-0 vote.

General:

The Zoning / Building Code Officer's September 2023 Report was acknowledged.

There being no further business the Meeting was adjourned at 6:21 P.M. ***Approved on a motion by Finkenbinder, 2nd by Bunce; Motion carried 5-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer