

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of January 9, 2025  
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 Underwood, Vice-Chairperson Kenny Caudill, Members Kirby Kiefer and Theresa Finkenbinder; Solicitor Sam Wiser; Secretary Michele Long, Treasurer/Finance Director Camie Stouck-Phiel, Township Manager David Blocher and KPI Technology Representative Leah Heine, Member Robert Bunce was absent.

Mrs. Underwood 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 Mrs. Underwood for Chairperson. No other nominations were given. With no other nominations, Mrs. Finkenbinder 2<sup>nd</sup> the motion to elect Barbara Underwood as Chairperson of the Planning Commission. **Motion Carried 4-0 vote.**

Mrs. Finkenbinder made a motion to elect Mr. Caudill as Vice-Chairperson, Mr. Kiefer 2<sup>nd</sup> the motion to elect Mr. Caudill as Vice-Chairperson of the Planning Commission. **Motion Carried 4-0 vote.**

Minutes of the October 10, 2024 Regular Meeting: **Approved on a Caudill/Finkenbinder motion; 4-0 vote.**

Public comments: None

Active Business: None

New Business:

**Gettysburg Campground:**

Cursory review of a land development plan to upgrade RV spaces within the Gettysburg Campground. The Campground is mainly located in Highland Township, but a small portion is located within Cumberland Township. The property is located on Fairfield Road and it is noted that there will be no improvements and/or “disturbance” in Cumberland Township.

***Caudill made a motion that this plan be recommended for approval; Finkenbinder 2<sup>nd</sup> the motion; Motion Carried 4-0.***

**Adams Miller Solar Project:**

Cursory review of a land development plan to place solar panels at 30 Miller Road, Straban Township. A small portion of this property extends into the eastern edge of Cumberland Township. No improvements, disturbance, or solar panels are proposed on the Cumberland Township portion of the property. A representative from the applicant’s engineering firm Langan

was present to represent the plan. Holly Fox and Lawrence Plank, who reside at 1290 Old Harrisburg Road were also present asking the commission to deny the proposed plan. Wisner reminded the commission that the plan has to be reviewed against Cumberland Township's ordinance provisions. After much discussion between the commission, applicant's engineer, Fox, and Plank it was decided 3-1 to move the plan to the Board of Supervisors for approval.

***Finkenbinder made a motion that the plan be recommended for approval; Kiefer 2<sup>nd</sup> the motion; Motion Carried 3-1; Caudill voted against approval of the plan.***

### **GASD Athletic Field Improvements:**

The land development plan proposes improvements to the existing track and stadium area located adjacent to the Gettysburg Area Middle School. The proposed improvements include a new 2,869 square foot field house located on the west end of the track and associated paved walkways, fence and retaining walls. The stadium area is located on the same 52-acre parcel as the Gettysburg Area Middle School in the INS zoning district in Cumberland Township. The proposed field house will be in Cumberland Township while some grading and walkways are located in the Borough of Gettysburg.

Wisner, Heine, and the applicant's engineer representatives discussed the steep slopes. Wisner stated that the zoning provisions for steep slopes should be reviewed, as there are certain prohibited uses for steep slopes and very steep slopes along with conditional use requirements.

Representatives from the applicant's engineering firm were present to discuss the proposed plan with the commission. Five waivers were requested by the applicant. The first waiver request was from the submission of a separate Preliminary Plan, the second waiver was from submission of water and sewer feasibility reports. Waiver three; from the requirement that there are no measured tract boundary lines shown on the plan, waiver four; a plot showing the entire existing tract boundary is not present as required, and waiver five; requiring boundaries of adjacent properties as well as their recorded name and deed reference be listed.

***Motion of Caudill, 2<sup>nd</sup> by Finkenbinder in favor of requesting the waiver of submitting a separate preliminary plan and the waiver requesting the submission of water and sewer feasibility reports; Approved 4-0.***

***Motion of Caudill, 2<sup>nd</sup> by Kiefer in favor of waivers three, four and five; from the requirement that no measured tract boundary lines shown on the plan, a plot showing the entire existing tract boundary is not present as required, and requiring boundaries of adjacent properties as well as their recorded name and deed reference be listed; Cumberland Township has access to all this information as shown on the 2014 submitted plans. Duplicating this information isn't deemed necessary by the Township engineer at this time; Approved 4-0.***

***Caudill made a motion that this plan be recommended for approval subject to the applicant needing Conditional Use approval; Finkenbinder 2<sup>nd</sup> the motion; Motion Carried 4-0.***

**North Ridge:**

Land development plan proposes to develop Misty Ridge Lot 4 containing 2.05 acres with 40 senior housing units in one three-story building and a community center. The property is located on Misty Ridge Road and will be accessed via Biglerville Rd.

Joe McDowell from Martin and Martin Engineers was present to represent the plan. The applicant's engineer, Heine, and the commission, discussed the proposed plan. It was noted by McDowell that the project is not assisted living, it is independent living that is age and income restricted.

**Finkenbinder made a motion to table the plan until the applicant can work through more of the engineering review comments, 2<sup>nd</sup> by Kiefer; Motion Carried 4-0.**

**General:**

Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 7:10 P.M. ***Approved on a motion by Caudill, 2<sup>nd</sup> by Kiefer; Motion carried 4-0.***

Submitted by: \_\_\_\_\_ Camie Stouck-Phiel, Treasurer