

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of November 13, 2025
730 Chambersburg 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 Kirby Kiefer and Theresa Finkenbinder; Robert Bunce was absent; Cumberland Township Secretary Michele Long, Treasurer Camie Stouck-Phiel, Manager David Blocher, and KPI Technology Representative Leah Heine.

Minutes of the October 9, 2025 Regular Meeting: ***Approved on a Kiefer/Finkenbinder Motion; 4-0 vote.***

Public comments: None

Active Business: None

New Business:

Futurestake:

The plan proposes to take one existing tract of approximately 76.6 acres and subdivide into three lots; 1, 2, and three with 55.8, 10.5 and 10.3 acres respectively. Remainder Lot 1 will contain the existing farmstead. The entire Cumberland Township portion of the property is located in the Rock Creek floodplain and in the Agricultural/Residential District and will remain unchanged, therefore, it was noted that an abbreviated plan review was performed.

Heine explained that Lot 2 on the south side and Lot 3 on the north side are the proposed lots to be created, they are entirely in Mt. Joy Township. Lot 1, which contains the piece that is in Cumberland, is the remainder tract. There were not any zoning comments, the only subdivision comments were discussed briefly with the commission. Those comments included; Adams County Planning comments should be considered, the owner's statement will need to be executed on the approved plans, and the plans shall be reviewed by Mt. Joy Township.

Motion of Finkenbinder, 2nd by Caudill recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 4-0.

James and Joyce Knefley Property (previous Knefley Remainder Plan):

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 five lots varying in size from two to 27 acres. Lots 6 and 7 (10.5 and 14.2 acres respectively) will be accessed from the private shared access with cul-de-sac which also serves the Interchange Storage units. Lot one (2 acres) will contain the existing house. Lots 8 and 9 (18.6 and 27 acres respectively) will have frontage along Solomon Road. Additionally, Lot RW-1 (1.2 acres) is being created for the proposed shared access and cul-de-sac.

All lots are in the VMX (Village Mixed Used) 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.

Heine reviewed the engineering comments with the commission. She explained engineering comment five with the commission, which states that the Cumberland Township Land Development note on sheet one be modified to remove the reference to Commercial as other circumstances may warrant land development. She went on to explain that the standard tree protection note should be added to the plans. Next, Heine reviewed the County comments with the Commission. A shared use and maintenance agreement is required for Lots 1, 6 and 7. It should also be clarified who will own the cul-de-sac lot. Heine asked that the Township Road Superintendent review and comment on the plan. It should be demonstrated that the gas right-of-way for driveways to Lots 8 & 9 may be crossed, also adequate sight distances must be demonstrated for these driveways. A concrete monument should be installed on common property corners. Sewage Facilities Planning approval is required. The proposed denitrification easement for Lot 1 replacement area shown on Lot 8 will need DEP approval as part of the planning approval and must be made part of the deed for Lot 8. Proposed deed language shall be submitted for review.

Motion of Caudill, 2nd by Kiefer recommending the plan be tabled. Motion Carried 4-0.

General: None

There being no further business the meeting was adjourned at 6:08 P.M.

Submitted: _____ Camie Stouck-Phiel, Treasurer