

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 14, 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 Theresa Finkenbinder, Kirby Kiefer, and Robert Bunce; Secretary Michele Long, Treasurer Camie Stouck-Phiel, and Manager Dave Blocher.

Minutes of the July 10, 2025 Regular Meeting: ***Approved on a Finkenbinder/Kiefer. Motion; 5-0 vote.***

Public comments: None

Active Business:

Jordan Property:

The plan proposes to add an additional four-bedroom residence with a new well, septic system, and stormwater management to an existing 17-acre parcel, now addressed as 471 Solomon Road. Currently the parcel contains a barn with apartment. An additional garage and loft is proposed to be added to the barn. Existing parking is shown for the apartment, and a driveway extension is shown for the proposed house. The project is located in the Agricultural/Residential District and Rock Creek is located just south of the property.

Heine discussed the couple remaining comments with the commission. She explained that the proposed sewer line is in an area of steep slopes, and she has become aware that the applicant's engineer may have an alternate proposal to relocate the line.

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

The Crossings:

The plan represents the preliminary plan submission for the Crossings. The plan proposes 154 single family detached residential lots (30% cluster overlay design) and 3 open space/HOA lots on a 53.696-acre parcel along Old Mill Road in the Residential Zoning District.

The site is bordered on the northeast by Old Mill Road and to the southeast by an intermittent stream and the Old Mill Overlook development and to the north across Old Mill Road by Gettysburg Airport. Public water and sewer are proposed.

Heine discussed the response to the FAA review with the commission. She stated that any conditions or restrictions must be clearly distinguished on the plans. It appears that two homes are required to have lights on the roof. The location/details of these lights should be clearly identified on the plans. Member Caudill asked if the FAA was ok with the stormwater basin, Heine questioned the applicant's engineer about the FAA paperwork that was provided. The

applicant's engineer said that was all the paperwork, plus the agreement from 10-plus years ago that showed the basin. Member Underwood questioned the Bowman traffic impact study review, citing that not only the phases mentioned but the number of homes mentioned isn't consistent with the plan in review. Heine explained that she believes that the Crossings Phase 1 and the Crossings Phase 2 mentioned in the review goes back 15 plus years. Underwood expressed her concern with this review. The need for recommended improvements for the Herr's Ridge/RT 30 intersection were discussed. While improvements are recommended by the traffic engineer, Heine explained that off-site improvements can't be required of the applicant.

Heine discussed the open space comment with the commission. Basin B.2 is not excluded from the area calculation and is noted as mixed-use area for potential recreation. Heine does not agree with the narrative that the basin gets a minimal amount of water in smaller storm events since this basin receives runoff from the largest drainage area. This basin is also proposed to be constructed with a soil media with specific plantings and cannot be maintained/mowed as a sports area. A plan for the perpetual maintenance of the open space areas will also need to be provided. The township Solicitor has provided the applicant's engineer with an additional list of comments regarding the open space. Heine again suggested another meeting with the township Solicitor and the township engineer. It was recommended to the applicant's engineer that this meeting occur before the Board of Supervisors' August meeting.

Heine mentioned again that the plans must be submitted to the Fire Department for review. Finally, Heine discussed the Stormwater Management comments. She mentioned that it is really just a comment about one specific area. Heine stated that many discussions have happened about this specific area and each time a slightly different version of how the new large pipe is contained with the road right-of-way or within a stormwater easement is told. Heine stated that they do not find the proposed new large pipe crossing desirable. Heine mentioned that this can also be added to the meeting that she suggested occur.

Motion of Caudill, 2nd by Finkenbinder to table the plan due to the major remaining comments yet to be addressed, such as open space, transportation impact study review, fire department review, and stormwater management comments. Motion Carried 5-0.

New Business: None

General: None

There being no further business the meeting was adjourned at 6:21 P.M.

Submitted: _____ Camie Stouck-Phiel, Treasurer