

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Meeting Minutes of June 12, 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; Treasurer Camie Stouck-Phiel, Solicitor Justin George and KPI Technology Representative Leah Heine.

Minutes of the May 8, 2025 Regular Meeting: ***Approved on a Caudill/Bunce motion; 5-0 vote.***

Public comments: None

Active Business:

Knefley Property Remainder:

The plan proposes to subdivide a 75-acre tract and create 11 lots varying in size from 1.8 to 14 acres. The new lots will be located along two proposed streets (South Mike Drive and North Knefley Lane) both intersecting with Solomon Road in the VMX (Village Mixed Use) District. No buildings are proposed with the plan. The plan notes should state that future uses need to meet the VMX requirements. Streams and wetlands are present on several of the proposed lots. All lots are proposed to be served by on-lot sewer and a well. Heine reviewed the plan and engineering comments with the commission. The South Mike Drive cul-de-sac length was discussed. The proposed cul-de-sac is shown at a length of 1,500 feet, this exceeds the maximum permitted permanent cul-de-sac length of 800 feet. KPI would like a meeting with the Township Road Superintendent to discuss if any road frontage improvements will be required along Solomon Road. Without sufficient information about the proposed/potential uses, the township would have the option of requiring a Traffic Impact Study based on assumptions for trips or to condition the plan approval on receipt of a Traffic Impact Study. The traffic engineer should be contacted to review a possible scope of work, and that should be provided to the township and KPI. A water feasibility study is also required.

Motion of Kiefer, 2nd by Bunce to table the plan, the commission would like clarification on the cul-de-sac length of 1,500 feet and more information on the proposed/potential uses of the proposed lots. Motion Carried 5-0.

New Business:

Zoning Map Amendment Request:

Applicant, Lincoln Estates, LLC, is seeking a zoning map amendment to rezone the property located at 6 Kinsey Drive from Mixed Use (MX) to Residential (R). The property consists of approximately 9.6 acres. The submitted application states that the applicant seeks to purchase the property to add to their existing adjacent holdings and develop in residential nature and provide a traffic connection to US Route 30. Melissa Kelso, from Kelso Law, was present to represent the applicant.

Motion of Caudill, 2nd by Bunce recommending approval of the Zoning Map Amendment by the Board of Supervisors. Motion Carried 5-0.

General: None

There being no further business the meeting was adjourned at 6:10 P.M.

Submitted: _____ Camie Stouck-Phiel, Treasurer