

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of September 14, 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, and Member Kirby Kiefer; Solicitor Zachary Rice; Secretary Michele Long, and Treasurer/Finance Director Camie Stouck-Phiel.

Amend the Agenda:

Act 65 requires that the agenda be amended by formal action, Chairperson Underwood requested that the agenda be modified to move the Active Business, Cambridge Crossing Phases 2 & 3, after the New Business.

Kiefer/Caudill recommended the agenda be amended; Approved 3-0

Minutes of the August 10, 2023 Regular Meeting: ***Approved on an Kiefer/Caudill motion; 3-0 vote.***

Public comments: A citizen had a question about subdividing her property. Long advised the resident to call the office for assistance.

New Business:

Dean A. Shultz Subdivision Plan:

A Cursory Review Only for a subdivision plan mostly within Mount Joy Township. There is a 3.3-acre portion located in Cumberland Township, which will have no improvements on it. The proposed plan is located on the Baltimore Pike. The applicant's engineer Kenneth Scott was present to answer any questions the Commission had about the plan.

Kiefer recommends approval of the plan by the Board of Supervisors, 2nd by Caudill; Motion carried 3-0.

Gettysburg Regional Airport: South Aircraft Parking Apron Phase IV:

A Land Development Plan was submitted, that proposes paving as part of the phased construction of additional infrastructure at the Airport located on Chambersburg Road. A Preliminary Plan and Lot Consolidation Plan for the Gettysburg Regional Airport South Apron Construction was approved with conditions on March 23, 2021. The current plan is a Final Plan for Phase 3 of construction which mainly proposes the grading for the remainder of the taxiway and installation of Basin One and associated stormwater piping and swale construction. No building construction is proposed with this plan. Heine noted that all zoning requirements have been addressed.

Gregory Schrock was present to represent the applicant. He explained that the phases are being completed as grant money is received. Heine stated that Adams County Planning comments should be considered. The owner's acknowledgement and related certifications

must be executed. She also explained that the signature boxes should be updated to reflect 2023. Schrock clarified the engineer's comment about why the underdrains are shown to be stubbed off rather than being installed under the taxiway as designed. Heine asked Schrock for an updated phasing plan. He agreed and explained that the phases are being completed as grant funds are received. Heine stated that bonding of related site improvements is required in accordance with the attached approved estimate dated August 10, 2023. A Development Agreement as recommended by the Township Solicitor is required. For internal understanding a certified as-built plan is required.

Kiefer made a motion recommending that this plan be approved subject to the remaining KPI engineering comments from the September 13, 2023, KPI review letter being addressed. Caudill 2nd the motion; Motion Carried 3-0.

Thomas E. Clowney Subdivision:

The plan proposes the subdivision of a 1.76-acre lot (Lot 4) from a 158-acre farm in the Agricultural District which will leave a Residue Lot (Lot 1) of 157.05 acres. The proposed lot is at the intersection of Barlow Road (State Road) and Sentz Road and is proposed for future residential use.

Heine addressed the Zoning Ordinance Comments with the Commission and the Applicant's Engineer. She asked that the zoning boundary lines be shown on the plan. An Agricultural Protection Plan is required. Heine also stated that any areas of steep or very steep slopes should be identified on the plans. Any limitations in these areas should be placed on the plans.

Heine next explained the Subdivision Ordinance Comments. Adams County Planning comments should be considered. An Owner's Acknowledgement should be executed on the approved plan set. Heine also stated that contour labels should be provided. Heine explained that the residual 159 acres is comprised of two tracts, it should be clarified that the subdivision lot allocation applies to both tracts cumulatively. A driveway location that meets the access drive standards and adequate sight distances should be identified on the plan. Finally, a sewage planning approval (Exemption) is required.

Kiefer made a motion recommending that this plan be approved subject to the remaining KPI engineering comments being addressed. Caudill 2nd the motion; Motion Carried 3-0.

Active Business:

Cambridge Crossing Phases 2 & 3:

The plan submission represents an amendment to the previously conditionally approved plans via a revision set dated August 4, 2023. The proposed amendment was due to the previously unknown TC Energy easement. Previous units were adjusted to avoid the easement and two units were added in the present area of units 74-81. The plans now propose 81 single family attached units on 36-acres in the Mixed-Use Zoning District. Sanitary sewer, grading, buffering, and lighting have also changed as a result of unit orientation changes and from a review of the Cumberland Township Authority. Heine mentioned that the January 23, 2023, KPI

memorandum, for which the plan was conditionally approved, has applicable conditions to any action on the amended plans.

The Applicant's Engineer, Robert Sharrah, was present to discuss the new comments from the KPI review letter dated September 13, 2023, with the Commission. Heine stated that all Zoning Comments have been addressed. Subdivision Ordinance Comments were addressed next. Heine explained that anytime unit positioning or roads change, the County wants to see the plan again. Heine and the Commission addressed one of the County Comments. The comment addresses the sidewalk connectivity with Unit 81. Sharrah stated that a back-out/turn around area can be added to the plan. The Commission agreed with this addition. It should be noted that the twenty-foot sanitary sewer easement behind units 74-81 does not contain any sewer lines. However, a note should be placed on the plans and also added to the deeds or unit documents stating that any structure placed in the easement may be subject to removal and replacement for any future sewer line installation and would be at the owner's expense. The Developer needs to obtain Cumberland Township Authority and Gettysburg Municipal Authority approvals of the proposed new units and layout. A clear sight triangle should be provided with regard to the new access to units 74-81. The parking lot for Units 74-81 should be stop controlled prior to entering Cambridge Court. Heine also stated that the future area of access (by others) from the Half Pint Creamery property onto Cambridge Court should be depicted. The proposed sidewalk along Biglerville Road should extend to the property line and grading should be shown to tie into grades on the Half Pint Creamery site. It should also be noted that the two additional units will be subject to recreation fees. Financial security will be required for related improvements. Proposed amendments shall be subject to the existing financial security. The additional units are also subject to the Development Agreement, HOA Documents and Stormwater Management Operations & Maintenance Agreement. The Township should consult with the Solicitor as to any required revisions. Heine explained that it is their understanding that unit changes precipitated the need for a NPDES Permit Amendment (Major Modification). It should be clarified what portions of work are permitted to continue prior to the amendment being approved as it relates to the existing indemnification agreement.

Kiefer made a motion recommending the approval of the modifications identified on the revised plan submitted on August 4, 2023, which was already conditionally approved as a final subdivision plan for Cambridge Crossing Phases 2 & 3, subject to the completion of KPI engineering comments identified in the September 13, 2023 review letter. Caudill 2nd the motion; Motion Carried 3-0.

General:

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

There being no further business the Meeting was adjourned at 6:38 P.M. ***Approved on a motion by Underwood, 2nd by Caudill; Motion carried 3-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer