

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of October 10, 2024  
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, Members Theresa Finkenbinder and Kirby Kiefer, Member Robert Bunce was absent; Treasurer/Finance Director Camie Stouck-Phiel, Manager David Blocher, Secretary Michele Long, and KPI Technology Representative Leah Heine.

Minutes of the September 12, 2024 Regular Meeting: **Approved on a Caudill/Finkenbinder motion; 4-0 vote.**

Public comments: None

Active Business:

**Table Rock Terrace:**

The plan proposes development of a 14.4-acre property located on the southwest corner of the Table Rock Road/Boyd's School Road intersection in the MX (Mixed Use) Neighborhood Multi-Family Overlay district. The plan proposes 53 Single Family Attached residential units with an interior roadway and one permanent and one emergency access to Boyd's School Road. Public water and sewer are proposed as well as storm drainage and stormwater management. A 50-foot Columbia Gas utility and easement cross the site.

Heine discussed the many requested waivers. The developer's engineer went to the Board of Supervisors last month regarding the requested waivers. The waiver to the requirement to submit a separate preliminary plan was granted by the Board of Supervisors. The second waiver request to the requirement to provide 500 feet of separation between street intersections was granted by the Board of Supervisors, with the condition that the east access will be for emergency purposes only. The third waiver request to the requirement that driveways shall be constructed so that motorists are not required to back onto the roadway was granted by the Board of Supervisors. The waiver request to allow reduced road right-of-way width was granted by the Board of Supervisors, conditioned on providing sufficient right-of-way for utilities. The final waiver request to not install a sidewalk along the southern side of Knoll View Drive was denied by the Board of Supervisors, therefore, a sidewalk has been added to the plan in review by the Commission.

The Zoning Officer determination concerning the existing vegetated/wooded buffers along the property lines and roads being counted toward the D2 and B1 buffering requirements should be addressed, and the D2 buffer description on the plans needs corrected. An open space management plan has been submitted and comments have been sent to the developer's engineer. Heine next discussed the remaining Subdivision comments. Professional certifications and owner's acknowledgments must be executed. Review and approval of the Cumberland Township Authority is required. Sewage Facilities Exemption is required. Heine stated that since parking will be restricted along Knoll View Drive, signs shall be provided on the plans to indicate where parking is permitted on Knoll View Drive. A pedestrian connection to

Cambridge Crossing is required. It should be noted that the Developer is responsible for the installation and maintenance of the connection. The design engineer has indicated that a sidewalk extension along Boyd's School Road is being pursued. Final confirmation from the traffic engineer should be received. Concurrence or comments from Columbia Gas should be provided for the grading that is occurring in the easement. Bonding of related improvements is required, and a Land Development Agreement should also be executed and recorded. Recreation fees will also be required. Finally, a Stormwater Management Operations and Maintenance Agreement is required to be executed and recorded. Underwood has requested the developer add a bench near the mailboxes.

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

**Adams County Library:**

The plan proposes to subdivide a 4.93 acre lot (Lot 1) from an existing 15 acre parcel owned by The Lutheran Theological Seminary at the corner of Fairfield and Seminary Ridge Roads. Additionally, two access easements are proposed for future access to Lot 1. The site currently contains existing structures and parking areas which are not proposed to be changed as a result of the subdivision. An area of wetlands has also been identified on site. The parcel is located in both the Township's Institutional District and also partially in Gettysburg Borough. It should be noted that the engineering review was made with the understanding that no exterior site improvements were being made. Any future exterior or change of use improvements may require a Land Development Plan submission.

Heine stated that the required zoning information has been provided, however, the proposed information (following subdivision) has not been included for the Remainder Tract 4. The applicant's engineer stated he will provide that information to KPI. The proposed northern Lot 1 boundary line was moved to eliminate the non-conformance with an existing parking area on Remainder Tract 4, however, the proposed lot line still creates a non-conformity. Heine asked that a note be added to the plan stating that the future Land Development Plan will eliminate the internal access road as mentioned by the applicant's engineer. The owner's acknowledgment needs to be executed. Heine asked that any comments from the Gettysburg Borough be provided to the Township. She asked that one property corner concrete monument be installed on a common corner. Easement agreements for proposed access easements for Lot 1 should be provided to the Township for review. Finally, the plans should modify/clarify the Stormwater Easement statement on the plans as to not imply any maintenance by the Township.

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

**New Business:**

**Thomas Realty Investments, L.P.:**

The plan proposes to further subdivide the recently created Thomas Realty Lot 1 into two parcels. Current Lot 1 contains 11.577 acres and is proposed to be subdivided into two lots. Proposed Lot 1 will contain 7.499 acres and front on Fairfield Road and proposed Lot 2 will contain 4.078 acres and will front Old Mill Road and is noted to remain for Ag/Open Space

purposes. The entire lot is located in the R (Residential District) and is bordered by Willoughby Run to the west.

Adams County Planning comments should be considered. The owner statement will need to be executed on the approved plans. Heine feels the source of title information on sheet one should reflect the newly recorded Lot 1 information. The location and elevation of the survey benchmark should be added. Sewage Facilities Planning non-building waiver approval is required. Lastly, it will need to be shown that each proposed lot has a potential driveway location, required and available sight distances should be indicated on the plan.

***Motion of Kiefer, 2<sup>nd</sup> by Finkenbinder recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 4-0.***

General: None

There being no further business the meeting was adjourned at 6:23 P.M. ***Approved on a motion by Kiefer, 2<sup>nd</sup> by Finkenbinder; Motion carried 4-0.***

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