

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of May 9, 2024  
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:35 P.M. by Chairperson Barbara Underwood.

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members Theresa Finkenbinder, Kirby Kiefer and Robert Bunce; Treasurer/Finance Director Camie Stouck-Phiel, Township Secretary Michele Long, Solicitor Sam Wisner and KPI Technology Representative Tim Knoebel.

Minutes of the April 11, 2024 Regular Meeting: ***Approved on a Caudill/Finkenbinder motion; 5-0 vote.***

Public comments: None

Active Business: None

New Business:

**Zoning Text Amendment Request:**

Township requested text amendment to update and amend Section 27-1402(3) "Neighborhood Multi-Family Overlay" of the Township Code of Ordinances. Solicitor Wisner explained the request to the Commission. Explaining that after discussion the Township is somewhat comfortable with a narrowly tailored amendment that would allow for Misty Ridge to continue with construction of a multi-family dwelling or two, that may not look exactly like what was originally drawn on the plans years ago, they may not even be able to get two dwellings. It will all depend on the design and ordinance. Wisner explained that the Township is interested in promoting affordable housing, in concept, with allowing Misty Ridge to finish out their plan. The proposed text amendment would allow for a multi-family dwelling as part of an affordable housing project, so as a component of a project. The proposed amendment also requires that the project be financed by PHFA (Pennsylvania Housing Finance Agency). Wisner went on to explain that the plan has to be part of another complex and it has to have other housing types and an approved Preliminary Plan has to be submitted. The development standards will be the underlying MX zone standards, not the multi-family development standards.

***Motion of Caudill, 2<sup>nd</sup> by Finkenbinder recommending approval of the Zoning Text Amendment Request, as written, by the Board of Supervisors; Motion approved 5-0.***

**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 two accesses to Boyd's School Road. Public water and sewer are proposed as well as storm drainage and stormwater management.

The applicant's engineer, Bob Sharrah was present to represent the plan. Knoebel reviewed some of the engineering comments with the commission. After some preliminary discussion and review of the plan it was decided that the plan be tabled until more of the engineering comments can be addressed and reviewed by the applicant. The applicant's engineer and KPI Technology have a future appointment to discuss these comments.

***Kiefer made a motion to table the plan, 2<sup>nd</sup> by Bunce; Motion Carried 5-0.***

General:

There being no further business the Meeting was adjourned at 6:23 P.M. **Approved on a motion by Caudill, 2<sup>nd</sup> by Kiefer; Motion carried 5-0.**

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