

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of May 08, 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, Solicitor Sam Wiser and KPI Technology Representative Leah Heine.

Minutes of the April 10, 2025 Regular Meeting: ***Approved on a Finkenbinder/Caudill 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) that currently contains a barn with apartment. An additional garage and loft are proposed to be added to the barn. The project is located in the Agricultural/Residential District. Rock Creek is located just south of the property.

Heine reviewed the engineering comments with the commission. Heine explained that areas of steep and very steep slopes are now shown on the plan, it also appears the proposed sewer line is in areas of steep and very steep slopes. Heine would like the engineer to do a field study of the steep and very steep slopes. Heine also mentioned that it appears very small portions of the property lie within Mt. Joy township, therefore the plan should be provided to Mt. Joy as a courtesy. Heine and the township roadmaster had comments relative to the proposed driveway. The parking spaces that are currently shown on the plan need to be removed. No parking space shall be designed so motorists are required to back onto the roadway. Heine also noted that there is only supposed to be two driveways per property. A driveway needs to be designated in an area not exceeding 20 feet in width, this area shall be stabilized with bituminous material and have clear sight triangle and sight distances. Also, if there is going to be a separate driveway for the barn/loft, they also need to be stabilized with bituminous material and provided with a clear sight triangle and sight distances. Sewage Facilities exemption approval is required, Heine mentioned that this is currently being reviewed. Solomon Road is designated as a collector street in the SALDO. A collector street requires an ultimate right-of-way of 60 feet (30' from the centerline). The front building setback should be measured from the ultimate road right-of-way. Wiser asked Heine to send the applicant's engineer the note to add to the plan when there is an additional right-of way to be dedicated.

Motion of Finkenbinder, 2nd by Caudill to table the plan. Motion Carried 5-0.

New Business:

Jane E. Green Subdivision & Lot Addition:

The plan proposes to take two existing tracts (of approximately 37 and 3.9 acres) owned by the Jane E. Green Estate and subdivide into Lot 1 and Lot 2 (13.4 and 27.5 acres respectively) for conveyance to heirs. Additionally, two small lot additions are proposed to be added to an existing improved lot owned by Travis Green. House and outbuilding improvements are located on existing and proposed lots. A tributary to Marsh Creek traverses the eastern portion of proposed Lot 2. The entire property is located in the Agricultural/Residential District.

The applicant's engineer Bob Sharrah discussed with the commission that due to a clean and green interpretation the proposed plan will have to be amended to remove an additional piece of land that was proposed to be added to the current Kevin Green property.

Motion of Bunce, 2nd by Kiefer to table the plan waiting a revised plan. Motion Carried 5-0.

Gettysburg Regional Airport; Phase 4:

A Preliminary Plan and Lot Consolidation Plan for the Gettysburg Regional Airport South Apron Construction was approved with conditions March 23, 2021. The current plan for consideration is a Final Plan for Phase 4 of the South Apron project which proposes the paving of a previously graded portion of the taxiway and associated lighting/reflectors and a pavement base drain. No building construction is proposed with this plan.

Motion of Caudill, 2nd by Finkenbinder recommending approval of the plan by the Board of Supervisors, contingent on County comments being received, and no evident comments. Motion Carried 5-0.

Text Amendment-Electronic Message Boards and Data Centers:

An ordinance of the board of supervisors of Cumberland Township, Adams County, Pennsylvania, amending Chapter 19 of the Cumberland Township code of ordinances, entitled "signs," to add a new subsection §19-112.1 providing for regulations for electronic message boards and by amending subsection §19-113.1e(1), entitled "political signs," by deleting the contents thereof and marking the section as "reserved" and amending chapter 27 of the Cumberland Township code of ordinances, entitled "zoning," to define and add specific requirements for data centers.

Motion of Finkenbinder, 2nd by Caudill recommending approval of the Text Amendment-Electronic Message Boards and Data Centers by the Board of Supervisors. Motion Carried 4-1 Bunce-Nay.

General: None

There being no further business the meeting was adjourned at 6:30 P.M.

Submitted: _____ Camie Stouck-Phiel, Treasurer