

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of March 13, 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 February 13, 2025 Regular Meeting: ***Approved on a Bunce/Finkenbinder motion; 5-0 vote.***

Public comments: None

Active Business:

Gettysburg Municipal Authority/Andrews Well Treatment Building:

The plan proposes the construction of a new well treatment building on a property with an existing well. The existing gravel access drive from Sachs Road will be extended and paved to the proposed treatment building. The previously submitted plan showed these improvements on a leased area. Due to Clean and Green requirements, the parcel is now owned by GMA. The entire property is located in the A/R (Agricultural/Residential) Zoning District.

Heine reminded the commission that they previously recommended this plan for conditional approval by the board of supervisors and then the board of supervisors approved the plan with conditions. Heine then turned the floor over to the applicant's representative who explained to the commission that there was a situation with the Clean and Green. It was further explained that by Clean and Green standards, a well isn't allowed under easement, so GMA had to do a declaration of taking, so the easement then became the property of GMA. The plan in review is the same plan as what was reviewed previously by the commission. Heine explained that the remaining engineering review comments are all the same as the previous plan.

Motion of Kiefer, 2nd by Caudill recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed and that GMA work with the property owner to add a 300' agricultural overlay. Motion Carried 5-0.

The Crossings:

This plan doesn't have current engineering comments to review from the resubmitted plan. Heine explained to the commission that the plan that was resubmitted for review is very similar to the plan that was originally submitted a year and a half to two years ago. She explained that the plan has multiple very large basins, in the open space, which aren't permitted. There are also multiple swales behind homes that are vegetative, there is also a GMA wellhouse, and numerous wetlands which requires additional stormwater management. Heine mentioned that the plan had just recently been granted a 90-day extension, she stated that there are a handful of major things that still need to be addressed. The most major of those items is the open space requirement. The applicant had been previously supplied with the open space ordinance, but hasn't been able to meet the requirements of this ordinance. They also still need FAA approval, which may include comments on the basins. Heine explained that the airport went to a lot of trouble to design basins that hold water for a very short amount of time so that there is no waterfowl. Heine has also been attempting to set up a meeting on-site to also discuss the widening of Old Mill Road.

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

New Business:

James & Joyce Knefley:

The plan proposes to enlarge Lots 2 & 3 of a previously created 2022 subdivision plan. The current lots are proposed to be larger so that PADEP denitrification requirements for the proposed septic systems can be eliminated. Previously, Lots 2 & 3 were 2.142 and 1.936 acres in size respectively. They are now proposed to be 2.934 and 2.9 acres respectively. The size of remainder Lot 1 will now be reduced as a result of the proposed change. The entire tract is in the VMX (Village Mixed Use District).

Heine and the applicant's engineer, Bob Sharrah, discussed the proposed plan with the commission. Heine explained that the Knefley Remainder Plan dated March 22, 2024 must be modified to reflect the lot changes associated with Lots 2 & 3. It should be noted that the township will need to be made aware of the requirement that plan notes for Lots 2 & 3 shall not contain impervious coverage that brings the "Green" area of the lot to a value below 2.51 acres. A copy of DEP approval and Sewage Facilities Planning approval will be required. Heine discussed that an existing pond is proposed to be trisected by proposed lot lines, which will place responsibility of pond maintenance onto three parties. Adams County Planning comments should be considered, the owner's statement will need to be executed on the final approved plans, and an existing conditions plan sheet should be provided. The plan should be submitted as a lot addition plan.

Motion of Bunce, 2nd by Kiefer recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 5-0.

Enos & Rachel King:

The plan proposes to subdivide the parent tract of about 121 acres to create Lot 2 (1.9 acres) from the existing farmhouse, well, and primary backup septic areas. A new home will be built on the remainder parcel and will connect to the existing barn well and will have a new septic system. All lots and improvements are located in the Agricultural District along Horner Road. This farm was previously improved with two hoop greenhouses in 2021, and with a barn in 2023.

Heine and the applicant's engineer, Bob Sharrah, discussed the proposed plan with the Commission. Heine discussed the first few zoning comments with the Commission, followed by the subdivision comments. It was discussed that the Land Development plan serves the purpose of showing the house and proposed stormwater for the house. It is recommended that proposed grading, and the actual house dimensions, FFE, etc. be provided, so a site grading plan will not be required in the future prior to building permit issuance. The Solicitor noted that bonding of related improvements will be required, but a Development Agreement will not be required.

Motion of Caudill, 2nd by Kiefer recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 5-0.

General: None

There being no further business the meeting was adjourned at 6:40 P.M.

Submitted: _____ Camie Stouck-Phiel, Treasurer