CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of October 8, 2026
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:32 P.M. by Chairperson Kenny Caudill.

Attendees: Chairperson Kenny Caudill, Vice-Chairperson Theresa Finkenbinder; Members Kirby Kiefer, Donovan Villegas and Alternate Steve Tallman, Member Robert Bunce was absent; Solicitor Sam Wiser; Treasurer/Finance Director Camie Stouck-Phiel, Township Secretary Lisa Black, Township Manager David Blocher, PMCA Representative Lisa Trimmer, and KPI Representative Leah Heine.

Minutes of the September 10, 2026 Regular Meeting: ***Approved on a Finkenbinder/Villegas motion; 5-0.***

Public comments: None

Active Business:

Preliminary Plan for The Crossings:

The Plan for the Crossings proposes 151 single family detached residential lots (30% cluster overlay design) and three open space/HOA lots on a 53.696-acre parcel along Old Mill Road in the Residential Zoning District.

Any conditions or restrictions in response to the FAA review must be clearly distinguished on the recorded plan, including reference to the process for approval and the specifications for the lighting requirements. It was understood that the FAA response/approval is set to expire in the near future. Therefore, the submission must ensure and confirm that the current approval and conditions are valid.

Sewage planning approval is required, and the sanitary sewer system must be approved by the Cumberland Township Authority. The water system must be approved by the Gettysburg Municipal Authority. The status of the willingness to serve letter should be confirmed as it was issued approximately two years ago. Highway occupancy permits are required from the township for all work proposed in the Old Mill Road right of way.

Heine discussed the plan with the commission along with the applicants engineer, Tony Fruchtl, and the township solicitor, Wiser. It was recommended that the applicant's engineer arrange another meeting be held to discuss the stormwater comments and open space. From the engineer's memorandum dated October 7, 2026, it was stated that the Open Space narrative and plan must be compliant with the requirements of Ordinance 2021-186. The proposed scope of improvement in the open space will need to be more detailed. HOA documents containing provisions for the Common Open Space must be provided for review. A maintenance plan outlining the long-term management and maintenance of the open space areas and improvements is required per section 416.6. This plan should consider the future demographic of the development including opportunity for the community members to have input as to the future uses in the open space areas and how the capital and maintenance costs for future improvements will be funded. It was noted that the Township Planning Commission had previously recommended consideration to include trails, pavilions, and more active recreation improvements. The area identified as "active" does not have any parking provisions. Finally, any additional comments from the township solicitor will need to be addressed.

The stormwater management comments stated that the revisions to the basin discharge to add two large structures and RCP arch do not reflect the previously provided direction. The township engineer would like to discuss the basis for the revision with the design engineer and the township road superintendent.

Finkenbinder made a motion to table the plan based on the still outstanding open space and stormwater comments, noting that another meeting with the applicant's representatives and township representatives has been recommended by the township engineer; Tallman 2nd the motion; Motion Carried 5-0.

New Business:

Final Subdivision Plan for John Morris:

The plan proposes to add a 1,500 square foot parcel (Lot 1B) to the lands of Vanessa Robinson, to create a new lot of 2.85 acres. Lot 1B is being removed from land of John Morris leaving him with a lot of 3.47 acres. Currently the John Morris property is improved with a residence, while the Vanessa Robinson property has gravel drives and a septic system. The lots are located in the Agricultural/Residential District (A/R).

Heine discussed the proposed plan with the commission. Adams County Planning comments are yet to be received; the owner's statement will need to be executed on the final approved plans. Lot 1 should be revised to Lot 1A in the plan purpose statement. Sewage Facilities Planning non-building waiver approval is required.

Motion of Kiefer, 2nd by Villegas, recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed along with receipt of Adams County Planning comments. Motion Carried 5-0.

Final Subdivision Plan for GTC DOS, LLC:

The plan proposes to subdivide a 16.67 acre parcel into two separate parcels of 1.38 acres (lot 2) and 15.28 acres (Lot 1). Lot 2 will contain the existing office building with parking lot while Lot 1 will contain the radio towers. The project is located in the Mixed-Use District (M/X). Rock Creek flows through the eastern portion of the property and an associated floodplain is also present. The portion of the property on the east side of the creek is located in Straban Township but will be unchanged by the proposed subdivision.

Heine and the applicant's engineer Bob Sharrah discussed the plan with the commission. It was asked that all applicable zoning data be included on the site data table. The plan notes two existing non-conformities. It was asked that these existing non-conformities be registered as existing non-conforming items with the zoning officer. Heine reviewed the subdivision comments with the commission. Sharrah explained that a reciprocal easement will be created. Sewage Facilities Planning non-building waiver approval is required.

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

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business, the meeting was adjourned at 6:26 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer