

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 13, 2020
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 7:00 P.M. by Chairman Barry Stone.

Attendees: Chairman Stone, Vice-Chairman Steve Tallman, Members Jim Henderson, Kenny Caudill, Barbara Underwood; Solicitor Sam Wiser, Zoning / Building Code Official Michele Long, KPI Technology Representative Leah Heine, Township Manager Ben Thomas, Jr.; Bob Sharrah; Seven citizens in attendance

Minutes of the July 9, 2020 Regular Meeting: **Approved on a Caudill - Underwood motion; 5-0 vote.**

Public comments: Stephan Lewis, 25 Skyline Court, spoke regarding the proposed Old Mill Overlook land development plan and affirmed his June 15, 2020 letter regarding health, safety, well-being, road safety, pedestrian use; and the Township being responsible for Old Mill Road improvements that should be done by the developer; the need for surety bonds, and a sale "pending" sign on the property. Solicitor Wiser advised bonding; financial security is required in accordance with Township ordinances.

Manager Thomas affirmed the following letters received regarding the Old Mill Overlook land development plan:

Jim & Vicky Poppiti, 635 Old Mill Road: safety and traffic safety concerns along Old Mill Road due to increased traffic with 100+ additional housing units.

H. Ronald and Barbara Hoch, 42 Skyline Court: increased traffic safety concerns; crosswalk location determination; water pressure.

Michael S. Collins, 12 Skyline Court, Similar concerns stated.

James Swope, 617 Old Mill Road, Concerns placing so many homes in the middle of farmed fields; Safety.

James & Lynda Badger, 22 Skyline Court, Similar concerns stated.

Ling Yan & Junjie Luo, 45 Skyline Court, Similar concerns stated.

Karey Burkholder, 127 Battalion Lane: Zoning Ordinance Compliance for Tract Density; Developable Acreage; Lots and Lot Area Per Unit; Open Space Requirements; Storm Water Drainage Issues. Attachments were also submitted with her letter.

James and Victoria Poppiti, 635 Old Mill Road (second letter dated July 30): Additional health, safety, welfare, and traffic concerns.

Public comments continued: Pamela Haze, 11 Cannon Ridge Way, stated her concerns for pedestrians and bicyclists; Thanked the Commission for adherence to the zoning ordinance; Affirmed Karey Burkholder's letter; Her observance of more commercial trucks; Large parking areas on the plan is a concern; Water pressure concerns; Environmental concerns and requests that trees be kept.

Jim Swope, 617 Old Mill Road, commented that Old Mill Road is 200 years old; Concerns for allowing continued residential growth with town houses; Street lighting concerns; The plan for rental units; Pedestrian safety concerns and suggested making the road more narrow for traffic calming.

Matthew Smith, 641 Old Mill Road, is not opposed and loves the beautiful view; Concerns for road widening taking current residential frontage on the opposite side of Old Mill Road; Traffic safety and tremendous blind spots further out Old Mill Road; Not much road shoulder; Cars flying while walking a stroller with children. Is there a market for town homes?

Active Business:

Old Mill Overlook land development plan: Preliminary plan submittal for 112 single-family rental units and associated private streets located off Old Mill Road. KPI Technology's Leah Heine reviewed the Township engineer's August 12, 2020 letter as a follow up from the Commission's review of this plan at the June, 2020 meeting. She advised a walking trail has been added to and around the open space, along with storm water revisions adding level spreaders, a type of French drainage system, and extending the sidewalk along Old Mill Road.

Manager Thomas read a memorandum regarding staff's recommendations for improvements to Old Mill Road (front of development) as follows:

At the request of the Planning Commission the Road Superintendent and Manager have reviewed the Old Mill Overlook land development plan proposing 112 multi-family residential units with two points of entry / exit along Old Mill Road (T-337) with a current paved width of 18 feet. We also reviewed the RETTEW Transportation Impact Study dated January 31, 2020 and revised June 1, 2020.

Staff observes pedestrians and bicyclists utilizing this area of Old Mill Road as a rural public highway. The Developer's Transportation Impact Study by Rettew estimates new daily trip generation (motor vehicles) will be 118. The Executive Summary does not indicate the posted speed limit. The posted speed limit is 35 MPH.

For the safety of the pedestrians and bicyclists we recommend the following:

- For the length of the land development plan, widen Old Mill Road by six feet (three feet on each side); from 18 feet to 24 feet using sub-base and paving recommended by Cumberland Township.
- Paint white fog lines at a width directed by the Road Superintendent.
- Paint "pedestrian symbols" or "bicycle with rider symbols" between the white fog lines and the road edges in accordance with PennDot Publication 111 (Traffic Control; Pavement Markings).
- Since this section of Old Mill Road will become a "residents district" in accordance with The Pennsylvania Vehicle Code (Title 75); § 3362. (a), (1.2), the posted speed limit should be reduced to 25 MPH as is posted in other portions of Old Mill Road "residents districts."
- We suggest all of the above recommendations be funded by the developer due to the traffic impact.

Bob Sharrah, of Sharrah Design Group representing the developer, advised the owner was agreeable and would make the suggested improvements to Old Mill Road the length of the project and presented plans to the Township accordingly.

Solicitor Wiser explained the responsibilities of the Planning Commission and pointed out the Central Adams Comprehensive Plan proposes the area as "suburban residential" growth. Public water is provided by Gettysburg Municipal Authority.

Solicitor Wiser and Ms. Heine (KPI Technology) then reviewed Karey Burkholder's letter that was specific with questions and exhibits as follows:

- Tract density / developable acreage are pre-development calculations verses post development calculations. The plan appears to be in compliance.
- The lot area per unit percentage of open space multiplier appears to comply with 112 units; 40% open space total proposed at 5,000 s/f per unit with single ownership planned. The proposal is not multi-family being six units or less.
- Open space requirements are met as the definition of open space is very broad in Pennsylvania as natural and ecological features are acceptable. KPI Technology is OK with the open space plan. The Planning Commission may want to look at this in the future and recommend open space requirements to the Supervisors. The Developer should provide a narrative describing the proposed open space benefits.
- Regarding storm water (SWM) drainage issues, Ms. Heine and KPI has reviewed the plans three times. The plans bring new concepts that needs stamped by a Professional Engineer. The SWM systems are also under review by Adams County Soil Conservation Service and Pa. Dept. of Environmental Protection for riparian buffer and other designs. Post development rates must equal pre-development rates. There are no steep slopes as defined by the ordinance.

Ms. Heine continued reviewing the KPI letter of August 12, 2020. Adams County comments were previously reviewed. Mr. Sharrah again affirmed the developer is willing to do what staff recommended for Old Mill Road improvements; Gettysburg Municipal Authority willingness to serve and developer's agreement for water service will be forthcoming; Cumberland Township Authority has issued a willingness to serve letter (on file); Sewage facilities planning module were approved by Pa. Dept. of Environmental Protection (Pa. DEP). Ms. Heine advised the erosion control plan / NPDES permit application is under review by Pa. DEP for a riparian forest buffer; The traffic study reviewed by McMahon traffic engineering is technically acceptable; Street lighting, Sheet 24, does not show intersection street lights that should be so indicated on the plan (with residential shielding) and in accordance with generally accepted lighting fixtures and candle power. Said lighting will be the responsibility of the property owner. The sidewalk extension construction timeline should be stated in the Developer's Agreement along with construction of a temporary physical barrier. Mr. Sharrah has submitted plans to Gettysburg Fire Dept. and is awaiting the FD's written comments. KPI is awaiting confirmations and is reviewing additional 100 year water service elevation needs, easement information, and retaining wall designs.

Extensive discussions were imparted by Planning Commission members. It was clearly stated that if there are any plan lay-out changes the Commission would have to review those changes for recommendations to the Supervisors. Mr. Tallman again stated his serious concerns referring to Adams County Office of Planning & Development's comments with the site and conflict with the Comprehensive Plan and open space "gerrymandering." Mr. Caudill agreed.

Ms. Underwood stated the plan meets requirements as the location is in the designated growth area. Sharrah did not feel the plan would change, however, he understood that it would come back to the Commission if changes were required. The proposed walking trail was discussed.

Citizen Pamela Haze stated her concern regarding the number of parking spaces as noted by the Adams County Office of Planning & Development. Mr. Caudill and Ms. Underwood stated there should be adequate parking that would negate vehicles parking in grassy areas.

Motion of Caudill – Underwood recommending approval of the plan subject to KPI Technology's comments in the August 12, 2020 letter being satisfactorily addressed; if changes to the plan were required those changes shall be reviewed by the Planning Commission; and the plan addressing all paving and intersection lighting improvements. APPROVED 4-1 (Mr. Tallman voted nay).

New Business: None presented.

General: The Zoning / Building Code Officer's Report was acknowledged for July, 2020.

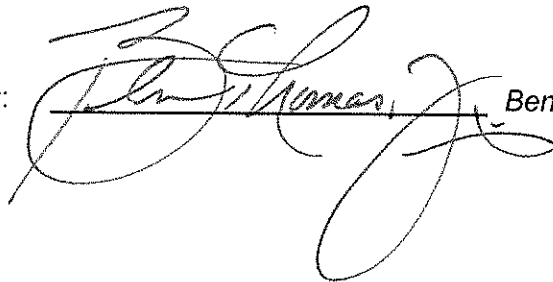
There being no further business the Meeting was adjourned at 9:43 P.M. ***Approved on a motion by Caudill – Tallman; 5-0 vote.***

At the request of a citizen the meeting was re-convened at 8:45 P.M.

Public Comment: Robert Harteis, 22 Woodhaven Drive, stated he is concerned that town houses would be constructed and would rather have single family residences. He is also concerned with increased traffic.

Motion of Tallman – Henderson adjourned the meeting at 8:47 P.M.

Submitted by:



Ben Thomas, Jr. Twp. Manager