

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of July 14, 2022
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 7:00 P.M. by Vice-Chairman Steve Tallman.

Attendees: Vice-Chairman Tallman, Members Barbara Underwood, Kenny Caudill, and Theresa Finkenbinder; Chairman Barry Stone was absent; Solicitor Sam Wiser, Zoning / Building Code Official Michele Long, KPI Technology Senior Engineering Technician, Township Manager Ben Thomas, Jr. and approximately 50 citizens.

Minutes of the June 9, 2022 Regular Meeting: ***Approved on an Underwood – Finkenbinder motion; 4-0 vote.***

Public comments: Public comments were deferred and is welcome following presentation of agenda items.

NEW BUSINESS:

Liberty RV of Gettysburg: Final plan proposing the construction of two building additions totaling 1,720 square feet situate 40 Knight Road; property is 11.134 acres. The buildings are proposed over existing gravel surface. KPI Technology Representative Leah Heine reviewed the engineer's letter dated July 12, 2022. The applicant requests a Preliminary Plan waiver. The Commission also received review comments from Adams Co. Office of Planning & Development and from the applicant's representative, Sharrah Design Group, Inc. ***Motion of Caudill – Underwood recommended the Supervisors approve the waiver requiring submission of a preliminary plan; Approved 4-0.*** Public comment was offered by Matt Bird of Old Mill Road. He asked if any waste oil will be on premises. Ms. Heine responded that waste oil will be disposed of in accordance with PA Dept. of Environmental Protection (PA DEP) regulations. ***Motion of Tallman – Finkenbinder recommended the Supervisors approve the Liberty RV of Gettysburg land development plan with additions stated in KPI Technology's July 12, 2022 review letter; Approved 4-0.***

James & Joyce Knefley Sewage Planning Module: Review and response to Component 4A of the Pa. Dept. of Environmental Protection (Pa. DEP) sewage facilities planning module for a four-lot subdivision situate Solomon Road. Ms. Heine reviewed KPI Technology's letter dated July 14, 2022. A prior water test in the area indicated high nitrates. Therefore, Pa. DEP required testing by a hydrogeologist. Discussion was held. The application was complete that requires Component 4A (Municipal Planning Agency Review) submission to the Pa. Dept. of Environmental Protection. ***Motion of Underwood – Finkenbinder approved submission of the Municipal Planning Agency sewage planning module (4A); Motion approved 4-0.***

Stanley Clark Zoning Map Amendment Request: Applicants Stanley and Candice Clark, Jr. are seeking a zoning map amendment to rezone the southern portion of their property situate 1170 Chambersburg Road (SR0030) from Residential Medium High (RMH) to Mixed Use (MX). The northern portion of this same property is already zoned Mixed Use (MX). Applicants consulting engineer Terry Sheldon presented the application advising zoning is split on the 3.5 acre land tract. In 1999 the zoning was commercial. The land is currently zoned in the front abutting Chambersburg Road as MX with the rear property RMH. This precludes MX

development to the back of the property. Adams County Office of Planning and Development's written comments, dated June 30, 2022, were reviewed. ***Motion of Underwood – Caudill recommended the Board of Supervisors approve the Clark zoning map amendment request as stated; Approved 4-0.***

Gettysburg Municipal Authority Text Amendment Request: Applicant, Gettysburg Municipal Authority (GMA), is seeking a zoning text amendment to amend Chapter 27, Part 5, Section 503, Subsection 1 of the Code of Cumberland Township by amending the maximum height regulations for “essential services” to 175 feet from the current regulation of 35 feet in residential zoning districts (R) and (RMH). A presentation was given by Attorney Sean Delaney of Stevens & Lee, Harrisburg, PA; Mark Guise, GMA Manager; and Project Engineer Diana Young of Buchhart Horn Engineering. GMA proposes constructing a 500,000-gallon pedosphere elevated tank along Herr's Ridge Road near Red Oak Lane to provide water for fire / emergency storage. He explained the current public water area operates as a high-pressure system and booster pumping stations. Engineer Young further explained the proposed tower height is designed to provide water service by gravity in lieu of pumps running 24 hours a day. The Commission then asked questions of the applicant and reviewed written comments from Adams County Office of Planning and Development.

Manager Thomas acknowledged the following written comments received and distributed: Gettysburg National Military Park Superintendent Steven Sims listing various concerns for the proposal; Rebecca Makdad (182 Hunters Trail) opposed to the text change; Jill Bemis (2 Rowan Court) opposed; Judy and John De Boom (140 Oak Lane) opposed; Joint letter from American Battlefield Trust, National Parks Conservation Assn., National Trust for Historic Preservation, and Preservation Pennsylvania opposing the text change; Jonathan Griffiths (1951 Herr's Ridge Road) opposed.

Public Comments: The following citizens voiced their opposition to the proposed GMA text change: Mary Smith (180 Park Avenue); Bob Angelovich (45 Plank Rd.); Joseph Marchetti (645 Blackhorse Tavern Road; Peg Angelovich (45 Plank Rd.); Josh Brechbuehl (Twin Lakes West); Kristine Heister (Gettysburg National Military Park Deputy Superintendent); Brett Shaffer, attorney from Harrisburg, PA representing Red Oak Lane citizens who presented a letter from Arro Engineering reference alternatives to an elevated tower; Jonathan Griffiths (1951 Fairfield Road along with his letter and photographs that had previously been distributed to Commission members; Jim Paddock (1777 Fairfield Road); Wayne Motz, Chief Executive Officer for the Gettysburg Foundation; Marcus Pratt (105 Friendship Lane); Kathleen Pratt (105 Friendship Lane); John Hawkins (50 Red Oak Lane); Casey Reeves (30 Red Oak Lane); Susan Paddock (1777 Fairfield Rd.); Regina McCloud (55 Friendship Lane); Anthony Banko (139 Fairplay Road). Walt Tuchawski (20 Sunshine Avenue) spoke in favor for the health, safety, and emergency in the event of a catastrophic failure. Stephen Pannier (71 Hunter Trail) suggested GMA put up a helium balloon for view.

Motion of Underwood – Caudill recommended the Board of Supervisors deny the proposed zoning text change offered by Gettysburg Municipal Authority; Approved 4-0.

Vice-Chairman Tallman called for a ten-minute recess.

The meeting reconvened at 9:10 P.M.

General: The Zoning / Building Code Officer's Report was acknowledged for June, 2022.

Members adjourned to an executive session at 9:12 P.M. for a personnel matter.

The meeting was again called to order at 9:20 P.M. Mrs. Underwood advised a hangar dance was recently held at the Gettysburg Airport. The Zoning Officer advised amusement tax was paid for this event that was approved by Harrisburg International Airport. It was suggested that future zoning review should address such activity. Mrs. Underwood also suggested a future joint workshop be conducted in the near future between the Township Supervisors and the Planning Commission. Mr. Tallman will contact Supervisor's Chairman Toddes to discuss.

There being no further business the Meeting adjourned at 9:32 P.M

Submitted by: _____ , *Ben Thomas, Jr. Twp. Manager*