

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 11, 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 Kenny Caudill, Barbara Underwood; Solicitor Sam Wiser, Zoning / BCO Michele Long, KPI Technology Representative Leah Heine, Township Manager Ben Thomas, Jr. Member Jim Henderson was absent; CITIZEN: Stephan Lewis; PLAN AGENTS: Bob Sharrah, Martin KP Hill, Jim Piet

Minutes of the March 12, 2020 Regular Meeting: Approved on motion of Underwood – Caudill.

Public Comment: Stephan Lewis commented regarding the proposed Old Mill Overlook land development plan stating there are “for sale” signs; Will this be a project to sell for development?; The plan was 31 acres and now listed at 29 acres? What happened? The Commission was not in a position to respond to questions of the land owner nor could Mr. Sharrah.

Active Business:

Old Mill Overlook: A Preliminary Land Development Plan submittal for 112 single family rental units situate Old Mill Road: Bob Sharrah of Sharrah Design Group gave a brief overview of the plan with 40% open space. Leah Heine of KPI Technology reviewed her and Timothy Knoebel, P.E., MEMORANDUM dated June 11, 2020 with discussion by Commission members as follows:

Open space concerns were stated by Mr. Tallman as the proposal appears unmanageable for future Old Mill Overlook residents as the open space is separated from the residential units by a large storm water basin. A request was made to Mr. Sharrah to submit a written open space plan “for the enjoyment of the residents” that would show open space improvements. Mr. Sharrah agreed to provide an open space plan; There is no sidewalk detail. How will the sidewalk transitions close as they stop short of the property lines. How would they be extended in the future and connect to adjacent property? Financial security should be secured for future connections; Adams County Planning comments, dated March 12, 2020, should be considered; Internal streets will not be offered for dedication to the Township; Traffic engineering comments dated April 28, 2020 were responded to by Mr. Sharrah; Mid-block crosswalks on Old Mill Road were discussed and not recommended. Accessible pedestrian facilities along and within the public right of way will require certification; The Commission recommends widening the 18 ft. Old Mill Road, developer’s side, adding three feet. The Commission suggests the Township consider widening the opposite side by three feet for a total 24 ft. paved cart way; Trash receptacle locations should be displayed or noted; Gettysburg Fire Dept. should review and comment on the plan; Adequate water capacity by Gettysburg Municipal Authority and sewer capacity by Cumberland Township Authority should be provided.

MOTION of Tallman – Caudill tabled the plan to allow the plan’s agent to respond to the discussion and correspondences; 4-0 voted to table.

New Business:

Cumberland Village Phase II A-2: Final Land Development Plan submittal that includes 73 units; 13 single family detached dwellings and 60 single family planned use units situate Herr's Ridge Road:

Ms. Heine reviewed KPI correspondence, dated June 11, 2020 as authored by her and Tim Knoebel, P.E. The plan includes the remainder of the lots for Cumberland Village Phase 2's eastern side. Earth moving may occur with Phase 2 A-1. The following discussion comments are noted: Pedestrian trail clarification should be noted on the appropriate Phase; The Gettysburg Municipal Authority right of way should be extinguished as the developer's attorney is working on this; One-way traffic patterns will be indicated as recommended previously by the Commission; There will be a pedestrian trail along Audubon Road that will be so indicated; Other items listed in the KPI correspondence should be noted including Adams County Planning comments.

Discussion was held regarding the possible closure of Herr's Ridge Road between Fairplay Road and Paddock Drive that was discussed by Supervisors in 2012 to direct traffic onto Fairplay Road to Fairfield Road (SR0116). MOTION of Underwood – Tallman was approved to recommend the Board of Supervisors revisit this possible closure during plan review and seek input from Gettysburg Fire Department and Gettysburg Area School District; 4-0 voted in favor.

MOTION of Tallman – Underwood recommended approval by the Board of Supervisors subject to KPI correspondence dated June 11, 2020; 4-0 voted in favor.

Floodplain DRAFT Ordinance Review: Solicitor Wisner reviewed the latest DRAFT Floodplain Ordinance which modifies five provisions of the current ordinance codification sections for consistency. MOTION of Underwood – Tallman recommended the DRAFT Ordinance be forwarded to the Board of Supervisors for final review and action; 4-0 voted in favor.

General: The Zoning / Building Code Officer's Report was acknowledged for March, April, and May, 2020.

There being no further business the Meeting was adjourned at 9:26 P.M. MOTION by Caudill – Tallman; 4-0 voted in favor.

Submitted by:

Ben Thomas, Jr. Township Manager

