

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Minutes of September 12, 2019**  
**1370 Fairfield Road, Gettysburg, PA 17325**

**Called to order:**

The meeting was called to order at 7:00 pm by Chairman Jim Henderson.  
The meeting was recorded.

**Attendance:**

Jim Henderson-Chairperson, Barry Stone-Vice-Chairperson, Steve Tallman, Kenny Caudill, Dennis Hicketier, Michele Long-Zoning Officer, Annelise Niner- Administrative Assistant.

**Minutes:**

Approval of Minutes from August 8, 2019, Planning Commission were approved as submitted.

**Public Comment:**

Mr. Scott Burkentine, Burkentine & Sons spoke to the Planning Commission in regard to his submitted development plan, Gettysburg Ridge. Mr. Burkentine asked to be on the October Planning Commission agenda. Mr. Burkentine also discussed that he is currently working on the steep slope issue as well as other things with Ms. Heine from KPI.

**Active Business:** None at this time.

**New Business:**

**Adams Electric Cooperative**

Ms. Leah Heine, KPI Technology discussed the Adams Electric Cooperative final subdivision plan. In this plan, they are combining 3 parcels into 2. In the designation Lot 1 for continued commercial use and creating Lot 2 as a single-family residential lot. Ms. Heine let the Planning Commission know that Adams Electric is currently working with PENN Dot for the HOP ( Highway Occupancy Permit) permit.

Ms. Heine reviewed the comments from KPI and Adams County. In regards to KPI's comment # 4, it was recommended that a corner monument be set along with a common lot of lines. Ms. Heine explained that the rebar marker is out at the site, and this will be taken care of. In regards to the Subdivision Ordinance comments, Ms. Heine discussed comment #5, with regards to the water supply for Lot 2 is designed as public and Lot 2 is noted to be for a single residential lot. The existing water and sewer lines and proposed connections for Lot 2 should be shown on the plan.

Ms. Heine also discussed #9, a wetland delineation report is required because of the presence of hydric soils (Croton). If the applicant chooses to ask for a modification/waiver of this requirement, we could not object because the hydric soils are not located in the area of the proposed subdivision/improvements. Ms. Heine explained that the majority of the work is being done in front of the lot and does not impact the area of the wetlands.

In regards to comment # 11, Cumberland Township Note #6 should be altered to state that a plan "is" required. Ms. Heine stated that this has already been taken care of.

Lastly, Ms. Heine discussed comment #12, sewage facilities planning or exemption approval is required, Beyond All Boundaries is currently working on this.

**Motion: Mr. Caudill motioned to recommend the Wetland Delineation waiver. Seconded by Dennis Hicketier.  
Vote: 5 Yay, 0 Nay. Motion carried.**

**Motion: Mr. Henderson recommends to move the Adams Electric Cooperative final subdivision to the Board of Supervisors. Seconded by Steve Tallman.**

**Vote: 5 Yay, 0 Nay. Motion carried.**

## **American Battlefield Trust**

Ms. Heine, KPI Technology reviewed the history of the American Battlefield Trust subdivision with The Lutheran Theological Seminary. The Seminary proposed to subdivide a lot from the recently created Lot A (10.36 acres) for the American Battlefield Trust. This new Lot B (1.47 acres) will contain the existing stormwater basin and associated piping is proposed to be added to the lands of the Lutheran Theological Seminary. The Seminary will continue to maintain the stormwater facilities on this lot. Where Lot A will contain 8.89 acres that will be owned by the American Battlefield Trust.

Ms. Heine reviewed the Subdivision Ordinance Comments for the proposed subdivision. Ms. Heine discussed with comment #3, the Sewage Planning has to be sent to the American Battlefield Trust and are awaiting a response. With regards to comment # 4, the plans have already been taken before the Gettysburg Borough, where they were given conditional approval. Comment # 5, Ron Garis, Beyond All Boundaries, will make sure the Gettysburg Municipal Authority will be provided a set of plans. Mr. Garis also addressed the Sewage Planning has been sent to the Trust and they are waiting for a response. In regards to comment # 7, Ms. Heine asked to have some type of note made in regards to who is to maintain the Walking Trail.

With comment #8, in regards to the Access Deed of Easement and an Easement and Maintenance Agreements. These will be reviewed by the Cumberland Township Solicitor Sam Wiser. Also, a new O&M agreement would need to be made with the new changes made.

Ms. Heine explained that there were several waivers that needed to be addressed. The following waivers are being asked,

- A) A waiver to the requirement to submit a Preliminary Plan.
- B) To submit plans at a scale of no less than 1" = 50'
- C) To show the location and size of existing and proposed utility structures and/or transmission lines and all easements and rights-of-way associated with them.
- D) To show location, size and invert elevations of all existing and proposed sanitary sewers and location of manholes.

Mr. Stone asked to see the stormwater facility's to be incorporated in the plans. Mr. Garis explained that he could do this, however, this would add an additional sheet to the set of plans.

In regards to waiver E, Ms. Heine expressed that KPI recommended the stormwater features (basin, pipes, endwalls, etc.) in the vicinity of Lot B be depicted on sheet 4 of the plans. Mr. Garis explained that they would resubmit as-built plans with the changes requested. Ms. Heine explained that the waivers A-D were the same as they were before when the plan was brought before the Planning Commission last year.

### **Motion:**

**Mr. Hicketier motioned to recommend American Battlefield Trust waivers A, B, C & D for approval. With regards to waiver E, the waiver is to modify and include the Township Engineer recommendations. Seconded by: Steve Tallman**

**Vote: 5 Yay, 0 Nay**

**Motion carried.**

### **Motion #2:**

**Mr. Tallman motioned to table the American Battlefield Trust plan. Seconded by Mr. Hicketier.**

**Vote: 5 Yay, 0 Nay**

**Motion carried.**

### **General**

Ms. Michele Long presented her report for August to the Planning Commission.

### **Adjourn**

There being no further business the meeting was adjourned at 7:54 pm

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Annelise M. Niner, Administrative Assistant