

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of January 12, 2023  
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Chairperson Steve Tallman.

Attendees: Chairperson Tallman, Vice-Chairperson Kenny Caudill, Members Barbara Underwood, Kirby Kiefer and Theresa Finkenbinder; Solicitor Justin George; Secretary Michele Long; KPI Technology Representative Leah Heine

Mr. Tallman appointed Solicitor Justin George as temporary chairperson for the purpose of reorganizing to elect a Chairperson.

Mr. George asked for nominations for Chairperson of the Planning Commission. Mrs. Underwood nominated Steve Tallman for Chairperson. No other nominations were given. With no other nominations, Mr. Caudill 2<sup>nd</sup> the motion to appoint Steve Tallman to Chairperson of the Planning Commission. **Motion Carried 5-0 vote.**

Mr. Tallman made a motion to elect Mr. Caudill as Vice-Chairperson, Mrs. Underwood 2<sup>nd</sup> the motion to elect Mr. Caudill as Vice-Chairperson of the Planning Commission. **Motion Carried 5-0 vote.**

Mr. Caudill made the motion to change the Planning Commission meeting time from 7:00 P.M. to 5:30 P.M. Mrs. Finkenbinder 2<sup>nd</sup> the motion. **Motion carried 5-0 vote.**

Minutes of the December 8, 2022 Regular Meeting: ***Approved on an Underwood/Finkenbinder motion; 5-0 vote.***

Public comments: None

Active Business: None

New Business:

**Oak Lawn Cemetery:**

The plan proposes to subdivide the existing Oak Lawn Cemetery (24 acres) into a residual lot (Lot 1) of 15.6 acres, which will be retained as a cemetery and a lot (Lot 2) of about 9.1 acres which will be added to an existing 0.74-acre parcel owned by the County of Adams located at the intersection of Kinsey Drive and Route 30. This new lot (Lot 2) will contain about 9.8 acres. The entire tract is in the Institutional District.

Heine reviewed the engineering comments with the Commission. Heine stated that the required driveway/interior roadway setbacks to property line requirements should be listed in the zoning data table. Currently, the existing cemetery interior roadway and proposed lot line do not appear to meet the 10-foot setback requirement to a like zoned tract. Heine noted that this is also a comment from the Adams County Planning comments. Heine also noted that the plans should be provided at a scale no less than 1" = 50'. The owner's statement and engineer's certification will need to be executed on the approved plans. Heine requested that all corner

markers/pins should be labeled and asked for clarification on if the property extends to the centerline of Route 30. Owners and deed referenced for all adjoining properties should be provided. Heine stated that the cartway widths of both Kinsey Drive and Route 30 should be labeled. Inlets, pipes, above ground vaults, and other manmade features located within close proximity to the proposed new property line should be shown on the plan. Heine explained that the location of the sanitary sewer along Route 30 and the lateral into the abandoned structure should be shown, also a well is located near this building and should be shown. All the standard Cumberland Township notes should be placed on the plan. A Deed of Consolidation will be required for Lot 2, this Deed should be provided to the Solicitor for review. The engineer has stated that at least one new concrete monument on a common corner shall be shown on the plan and installed on the site. Finally, the title of the plan should read, "Final Subdivision Plan and Lot Addition."

***Underwood made a motion that this plan be approved based on KPI engineering comments and the additional Stormwater easement note. Caudill 2<sup>nd</sup> the motion; Motion Carried 5-0.***

General:

The Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 6:00 P.M. ***Approved on a motion by Kiefer, 2<sup>nd</sup> by Finkenbinder. Motion carried 5-0.***

Submitted by: \_\_\_\_\_ Camie Stouck-Phiel, Treasurer