

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of February 11, 2021  
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 Barbara Underwood (Virtual via computer); and Kenny Caudill; Township Solicitor Sam Wisner; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Treasurer Camie Stouck-Phiel

Minutes of the January 14, 2021 Regular Meeting: ***Approved on a Tallman, Caudill motion; 4-0 vote.***

Public comments: None

Active Business:

Gettysburg Reginal Airport: This preliminary plan proposes 6-unit hangers. The property in discussion is located at 1130 Chambersburg Road. The Commission reviewed "revised plans." Gregory Schrock, P.E. was present representing L.R. Kimball. Heine started the review with the discussion of the lighting plan. Heine stated that they are used to reviewing a "photometrics plan" which shows what the foot-candles are at the property line. Schrock said that they are not constructing the hangers in this plan, only getting the site ready for the hangers. Therefore, most of the lighting will be on the actual hangers themselves. Schrock stated that different people will bring in different plans within their proposed footprint that may have different lighting. He went on to explain that this is the reason they did not do a photometrics plan. They did agree to put shields on all the different light fixtures. They are not to the point of submitting photometric lighting plans. Schrock went on to state that back in October it was discussed that this current proposed plan would be reviewed as "Preliminary/Final." Wisner asked what the title of the plan being reviewed was, and Heine stated the plan was labeled Preliminary. Wisner stated that his impression from the October 2020 meeting was that this would be a Preliminary plan approval and then there would be final plans submitted for various hangers once they were constructed by private individuals or private organizations. Schrock said that all the site work is shown in the presented plan set. Wisner went on to say that he was under the impression that some pad grading would be completed and then some type of plan would be presented for each hanger. Schrock response to Wisner was that stormwater calculations, land planning, zoning, set-backs, everything is on the plan, and then when the hangers come in they will bring the building plans for each hanger. Wisner asked Heine how the plan was reviewed, and she stated it was NOT reviewed as a Final Plan. Heine said for the plan to be final, there are items she would need more clarification on. She assumed that because there is phasing shown on the plan, as the phases were ready to be constructed, they would get final plans for each phase. For example, a good way to address the photometrics issue was to show the photometrics plan for each phase as they are ready to be completed. Schrock answered stating that it was not planned to be that way, this plan was going to be the Preliminary/Final. This first phase is mainly earthwork Schrock explained. That is the only funding that is in place. Heine asked Wisner how the township would handle it when they brought plans that had hangers. Wisner stated that it will be a building permit if all the impervious has been accounted for, Wisner feels they show the building envelope on the plan and it meets all the set-backs and objective criteria. Therefore, it would be a land use permit and a building permit application to support the hanger

construction. Schrock said they intend on building everything that is included on the plans, it is just going to take them awhile to get there. Wisner asked if there are public improvements associated with the hanger construction in a future phase that would have to be bonded? Schrock said they would work with the Township on that and recommended that they continue with the engineering comments and perhaps some of these issues will get addressed then. Moving on, the plan will need approval from the Bureau of Aviation, Schrock stated that they cannot receive funding without this approval. Heine moved on to lot consolidation. She stated that there are things that should be shown on lot consolidation plans, that could not be located on the presented plans. The areas of the current lots should be listed, and then after consolidation, the new lot number and it's new area combined is listed on a lot consolidation plan. Heine also recommends that the property lines on the plans be bolded. Wisner asked zoom participant, Angela McGowan, if she would be providing the consolidation deed for review. McGowan answered that yes, she will work on that. This new plan will have to be recorded prior to the Land Development Plan. **Mr. Tallman made a motion to recommend approval of a deed consolidation as presented with the corrections presented in the February 11, 2021 KPI comment number five. Motion 2<sup>nd</sup> by Caudill; 4-0 vote**

Heine stated that she did not realize that there was an additional plan set for the post construction stormwater management. Heine said that at some point, on some plan, it needs to be clear when certain features are getting installed for each phase. Schrock stated that the "coloration" on the plans shows how the stormwater installation is to work. Heine emphasized that wording describing what is to be installed in each phase needed to be clearly spelled out on the plans so there are no misunderstandings later. The plan proposes a grading and stormwater discharge easement in Lincoln Estates for piping and endwall E-9 installation. Permission or release will need to be granted for this easement. Schrock stated that they were just adding this pipe as a "courtesy" to the township. They cannot promise it will be in place for the first phase. They are still trying to get it in place but can make no promises. This easement was put on the plan as a "courtesy" to move water downstream. Heine stated that that was not how they understood that easement. The engineers looked at this easement as more of a manner of a known pre-existing flooding area. They have had many complaints from Lincoln Estates in the past of flooding from this point on the proposed plan. The engineers looked at it as something that needed to be done. Wisner asked for clarification that there is no increase of run-off from the existing pipe in any of the phases. Schrock stated that that was correct. Heine asked Schrock to add a wetland delineation to the plan. Schrock also stated that wetland and stream encroachment permits were submitted in August or September of 2020. Heine stated that these permits would need to be received before anyone can get a building permit. Wisner said that the plans will not be released for recording until the above discussed stream encroachment permits are in place. Schrock stated the water and sewer line general locations have been determined. However, when they have enough money to put the lines in place the size of the water line may change in size depending on the requirements for the hangers. Heine and Wisner are not comfortable with these items not being completely ironed out on the plan because these items are also usually bonded. Wisner stated that if this is the route the applicant wants to go, a request for modification to the subdivision requirements that require these items to be shown on the plan, and for bonding, to be in place at time of submission. Conditions can also be attached to this modification. Wisner stated that he does not think that this has ever been done before. The Commission stated concern for all the missing pieces and parts to this plan. Wisner recommended that perhaps highest capacity pipes be shown on the plan. If smaller pipes can be used, an "as-built" plan can be recorded to act as an update. Schrock mentioned that the E&S/NPDES permit is ready to be issued. Recreation fees for the sight were discussed. A determination of the applicability of recreation fees for this type of a project would have to be determined by the Board of Supervisors. **Mr. Tallman made a motion to request the Board**

**of Supervisors make a determination of rec fees for this project. Motion 2<sup>nd</sup> by Underwood; 4-0 vote**

An easement along Route 30 was added to the current plan. Heine has requested that pedestrian easement language also be added to the plan. The last four plan comments discussed were the stormwater comments. Heine asked that some additional stormwater notes be added to the plan. Finally, a Stormwater Management Operations and Maintenance Agreement will need to be recorded, and in place prior to plan recording. Heine again expressed concerns that this plan was reviewed by her as a Preliminary Plan, not a Final Plan.

**Underwood made a motion to recommend approval of a Preliminary/Final Plan to the Board of Supervisors however, if the plan is modified in a way which would require an additional modification that has not been presented yet, this plan would then come back to the Planning Commission. It is also recommended that KPI oversees and makes any additional recommendations to the Board of Supervisors. Lastly it is recommended that all the engineering comments be addressed. Motion 2<sup>nd</sup> by Tallman; 4-0 vote**

Wiser stated that the developer's agreement for this plan will be bigger than the normal developer's agreement because some of the phasing and additional requirements will be addressed in detail. Wiser wants to make sure that both the Township and the developer are clear on the expectations.

New Business:

Jerry J. Dayton: Brief review for a final subdivision plan located on Belmont Road; primarily in Franklin Township but has a small, wooded portion located in Cumberland Township. Dayton explained to the Commission that everything that is being proposed for the plan is in Franklin Township, there is no effect to Cumberland Township. **Mr. Caudill made a motion recommending this plan to the Board of Supervisors for approval. Motion 2<sup>nd</sup> by Tallman; 4-0 vote**

Hillard Hanger @ Gettysburg Regional Airport: Final Plan for one private 1,496 square foot airplane hanger located at the Gettysburg Airport. Terrence Sheldon, P.E. was present to describe the plan to the Commission. Zoning boundaries and zoning districts were labeled as recommended on the revised plan. Site Development Standards are shown for one hanger, not the whole property. Wiser recommends that a note be included on this plan that there has been another plan submission by the Airport Authority for improvements. If the Airport Authority plan is recorded before this plan it could impact the overall site conditions. Approval has been received by the Bureau of Aviation. Adams County Planning provided no comments on the plan. The owner's or equitable owner's acknowledgment will need to be executed and it should also be clarified what area is being leased and who would sign the plan as the owner. Sheldon stated that he will get clarity on this before the Board of Supervisors' February 2021 meeting. The Preliminary Plan submitted waiver request was discussed. **Mr. Tallman made a motion recommending this plan be a Preliminary/Final plan. Motion 2<sup>nd</sup> by Caudill; 4-0 vote**

The plan has been submitted to the Conservation District for review and they are okay with the plan. The Rec Fee was discussed. It was recommended that a request for modification or determination should be made to the Board of Supervisors. Sheldon provided the requested Financial Security for improvements. It will still need reviewed by Heine. Wiser stated that a Developer's Agreement was not needed for this plan. The stormwater comments mainly

address who will be responsible for the ongoing maintenance of the hanger and associated stormwater facilities. Sheldon stated that the property owner should be the responsible party. **Mr. Tallman made a motion recommending this plan be presented to the Board of Supervisors for approval providing the KPI comments can be satisfied. Motion 2<sup>nd</sup> by Caudill; 4-0 vote**

General:

Open Space Discussion: Postponed until next month.

The Zoning / Building Code Officer's Report was acknowledged for January 2021.

There being no further business the Meeting was adjourned at 8:35 P.M. **Approved on a motion by Caudill, 2<sup>nd</sup> by Underwood. Motion carried 4-0.**

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