

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of February 12, 2026  
1370 Fairfield Road, Gettysburg, PA 17325

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

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members Kirby Kiefer Theresa Finkenbinder and Robert Bunce; Solicitor Sam Wiser; Secretary Michele Long, Township Manager David Blocher and KPI Technology Representative Leah Heine.

Minutes of the January 8, 2026 Regular Meeting: **Approved on a Caudill/Finkenbinder motion; 5-0 vote.**

Public comments: None

Active Business:

**Beveled Edge:**

The plan proposes the addition of a 40' x 80' shop and a 40' x 12' showroom at the current Beveled Edge home improvement store located at 1540 Chambersburg Road.

Heine discussed the remaining engineering comments with the commission. Heine stated that after a recent Teams meeting, it is felt there is a good path forward for the remaining engineering comments. Jim Marshall, the owner of the property, discussed the existing handicap parking with the commission. Heine stated that the applicant was requesting a waiver to the requirement to submit a separate Preliminary Plan.

***Motion of Finkenbinder; 2<sup>nd</sup> by Bunce in favor of requesting the waiver of submitting a separate preliminary plan; Approved 5-0.***

The remaining engineering comments were discussed, including the need for a revised cost estimate. It was also mentioned that no developer's agreement will be needed.

***Motion of Bunce, 2<sup>nd</sup> by Finkenbinder recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 5-0.***

New Business:

**James Hale Conditional Use Request:**

James Hale, the applicant, is seeking a conditional use to construct two RV campground sites with complete hookups to existing electric, water and sewer, also with gravel road pads, firepits, picnic tables and perimeter fencing. The property is located in the Village Mixed Use (VMX) zoning district which requires conditional use approval as per Cumberland Township ordinance Section 27-602. The property is located at 106 Barlow Greenmount Road. The applicant, James Hale, gave an overview of what he planned for the property. He stated

that the campsites will primarily be used by his family. His plan is to ultimately build a Single Family Home on the property. Mr. Wisser reviewed ordinance items and questions with Mr. Hale and the commission.

***Motion of Caudill, 2<sup>nd</sup> by Finkenbinder moving the Conditional Use Request on to the Board of Supervisors, but noting that the commission does not feel they have sufficient information to determine whether or not the ordinance requirements are met at this time. Motion Carried 5-0.***

**Rural Home Rentals Conditional Use Request:**

Applicant, Rural Home Rentals, is seeking a conditional use to remodel a property into a “Bed and Breakfast,” in the Village Mixed Use (VMX) zoning district which requires conditional use approval as per the Cumberland Township ordinance Section 27-602. The property is located at 1042 Baltimore Pike.

John Murphy, attorney for the applicant, gave an overview of the application and plans for the property to the commission.

***Motion of Finkenbinder, 2<sup>nd</sup> by Kiefer recommending the Conditional Use Request approval by the Board of Supervisors. Motion Carried 5-0.***

**General:**

Zoning / Building Code Officer’s Report was acknowledged.

There being no further business the Meeting was adjourned at 6:20 P.M.

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