

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Meeting Minutes of April 9, 2026

1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:35 P.M. by Vice-Chairperson Kenny Caudill.

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

Minutes of the February 12, 2026 Regular Meeting: ***Approved on a Finkenbinder/Bunce motion; 4-0 vote.***

Public comments: None

Active Business:

Adams-Miller Solar Final Plan:

The plan proposes a solar energy array on a 121-acre property that is located on the north west corner of the intersection of Old Harrisburg Road and Boyd's School Road. The property is primarily in Straban Township, however, is bisected by Rock Creek which serves as the boundary between Straban Township and Cumberland Township. Roughly 7.43 acres are in the Agricultural-Residential (A/R) zoning district of Cumberland Township. All improvements are proposed to be in Straban Township and will be located more than 500 feet from the boundary of Cumberland Township.

A Preliminary Plan was submitted to Cumberland Township and was approved in February 2025 subject to conditions outlined in the February 24, 2025, memorandum.

Alvez Trevan was present to represent Sol America. Heine explained to the commission that there are no improvements or alteration of lands or property lines within Cumberland Township. Heine further explained that since the plan was not considered to have development within Cumberland Township, the Cumberland Township zoning regulations were not considered.

Motion of Finkenbinder, 2nd by Bunce recommending approval of the plan by the Board of Supervisors. Motion Carried 4-0.

Interchange Storage Amended:

The plan proposes changes to a previously approved Land Development Plan for Interchange Storage on Solomon Road in the VMX zoning district. The approved plan proposed self-service storage facility buildings and outdoor storage area on 15.2-acre tract (Lot 16). The proposed storage units will be accessed from a proposed new private road off Solomon Road. The amended lighting plan proposes the addition of perimeter lighting to the previously approved wall mounted lighting. Heine, the applicant's engineer Bob Sharrah, and the applicant Mr. Knefley reviewed the few engineering comments with the commission.

Heine explained that three lights exceed the 0.1 footcandle at a property line requirement along the property line associated with the private access road. Sharrah and Knefley explained that lights with shields could be installed to address the comment. Wiser asked that this be shown on the plan.

Motion of Bunce, 2nd by Finkenbinder, recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 4-0.

Table Rock Terrace Amended:

A Land Development Plan was previously approved and recorded for the development of a 14.4-acre property located on southwest corner of the Table Rock Road/ Boyd's School Road intersection in the MX (Mixed Use) – Neighborhood Multi-Family Overlay District. The plan proposed 53 Single Family Attached residential units with an interior roadway and two accesses to Boyd's School Road.

The Amended Plat is being provided so it may be recorded at the courthouse to document the interior side street names, Juniper, Magnolia, Azelea and Jasmine Courts, which were inadvertently left off the prior recorded plan.

Motion of Bunce, 2nd by Finkenbinder, recommending approval of the plan by the Board of Supervisors. Motion Carried 4-0.

Enos & Rachel King Sewage Planning Module:

The applicant submitted a sewage planning module for a proposed subdivision of a parent tract of 121 acres into a farmstead lot of about 2 acres, resulting in a remainder tract size of 119 acres which will remain in agriculture. The remainder tract will contain an existing, but newly built barn, and a proposed residence, with its own separate septic system. High nitrate-nitrogen was identified from a nearby well, and therefore a preliminary hydrogeologic study was required by DEP.

Heine and the applicant's engineer Bob Sharrah explained to the commission that due to the conclusions of the Hydrogeologic Study a nitrite dispersion or "mixing zone" of 3.5 acres has been established in the area downslope of the existing and replacement septic areas on Lot 2. No new impervious areas will be permitted in this easement. The township solicitor should determine if further reviews, or recordings, are necessary as part of subdivision/land development approval, which should be established if the prior subdivision/land development plan has been recorded. Heine also noted that the DEP checklist should be completed by the applicant, and the PNDI indicates further review is required by the PA Game Commission.

Motion of Kiefer, 2nd by Finkenbinder approving the submission of the Municipal Planning Agency Sewage Planning Module (4A) provided all the outstanding engineering Module package comments being addressed; Motion approved 4-0.

Redding Family Properties Sewage Planning Module:

The submitted sewage planning module is for a proposed 2 lot subdivision for single family residences with septic systems. The parent tract contains approximately 65 acres of land and is located at 170 Miller Road. Proposed Lot 1 (residue with existing residence) will be 15.75 acres. The proposed Lot 2 for a new home will be 49.4 acres. High nitrate-nitrogen was identified from a nearby well, and therefore a preliminary hydrogeologic study was required by DEP.

Motion of Finkenbinder, 2nd by Kiefer approving the submission of the Municipal Planning Agency Sewage Planning Module (4A) provided all the outstanding engineering Module package comments being addressed; Motion approved 4-0.

New Business:

Soliday Family Limited Partnership:

The proposed plan is to subdivide a 10.1 acre lot (lot 2) from the approximately 500-acre parent tract. The proposed lot currently contains a residential dwelling, driveway, well, and septic system. The lot/existing dwelling is accessed from Taneytown Road, as are other dwellings located further into the property on the same driveway. Heine has asked the applicant's engineer Bob Sharrah to address, and to clarify, the status of other plans proposed for this property. The township solicitor, zoning officer, township engineer, and township secretary will schedule a call to discuss the zoning ordinance comments.

Motion of Finkenbinder, 2nd by Bunce, recommending approval of the plan by the Board of Supervisors, contingent on the outstanding zoning ordinance determinations and engineering comments being addressed. Motion Carried 4-0.

Durboraw Subdivision/Consolidation:

The plan proposes to add 15.44 acre parcel owned by Todd Durboraw to a contiguous 154.03 acre parcel also owned by Todd Durboraw along Chapel Road. The total proposed new parcel would be 169.47 acres. A farmstead is currently located on the larger of the two parcels and both parcels are currently farmed. No new construction is proposed by the plan. Both properties are located in the Agricultural/Residential District. Heine stated that it appears all zoning related items have been addressed. She stated Adams County Planning comments should be considered. A waiver to the requirement to have no less than a 1" = 50' plan scaled has been requested.

Motion of Kiefer; 2nd by Finkenbinder in favor of requesting the waiver to the requirement to have no less than 1"- 50' plan scale; Approved 4-0.

Motion of Bunce, 2nd by Kiefer, recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 4-0.

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business the Meeting was adjourned at 7:00 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer