

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of September 10, 2026
1370 Fairfield Road, Gettysburg, PA 17325

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

Attendees: Chairperson Kenny Caudill, Vice-Chairperson Theresa Finkenbinder; Members Kirby Kiefer, Robert Bunce, and Donovan Villegas; Solicitor Justin George; Treasurer/Finance Director Camie Stouck-Phiel, Township Secretary Lisa Black, Township Manager David Blocher, PMCA Representative Lisa Trimmer, and KPI Representative Leah Heine.

Minutes of the August 13, 2026 Regular Meeting: ***Approved on a Bunce/Finkenbinder motion; 5-0.***

Public comments: None

Active Business:

James and Joyce Knefley 5-Lot Minor Subdivision "Remainder" Sewage Facilities Planning Module-Component 2 & 4A:

The plan (previously submitted with a different lot configuration under the title of Knefley Remainder) now proposes to subdivide a 74-acre tract and create 5 lots varying in size from 2 to 27 acres. Lots 6 & 7 (10.5 & 14.2 acres, respectively) will be accessed from a private shared access with cul-de-sac which also serves the Interchange Storage units. Lot 1 (2 acres) will contain the existing house. Lots 8 & 9 (18.6 & 27 acres, respectively) will have frontage along Solomon Road. Additionally, lot RW-1 (1.2 acres) is being created for the proposed shared access and cul-de-sac.

All lots are in the VMX (Village Mixed Use) District. No buildings are proposed with this plan, instead the plan notes that the use can be anything meeting VMX requirements. A stream and wetlands are present on several of the proposed lots. All lots are proposed to be served by on-lot septic systems and wells. Lot 8 will have a 36,000 square foot nitrate dispersion easement for the benefit of lot 1.

Heine reviewed the plan and engineering comments with the commission. Four comments remain, the first noting that the owner's acknowledgment must be executed on the approved plan set. Second, a shared use and maintenance agreement for access to lots 1, 6, 7 and 16 is required. Heine explained that from review of the plan they would like the solicitor to recommend a note added to the plan regarding the proposed private road not being offered for dedication. Lastly, sewage facilities planning approval is required. Subject to review by the Solicitor, the sewage easement (Lot 1 replacement area shown on Lot 8) language should be in the deed. The applicant's engineer, Bob Sharrah, explained that this has been sent to DEP and will take at least 60 days to be returned.

Motion of Kiefer, 2nd 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:

Final Minor Subdivision Plan for Artillery Ridge Campground-2 Lot Subdivision:

Artillery Ridge Campground proposes to subdivide one lot of 0.446 gross acres from the existing campground tract of 46.344 acres. A very similar plan was reviewed in 2022. The new lot (lot 2) is proposed to contain the existing home located along Taneytown Road and contains access easements for the continued use of portions of the property by owners of lot 1. The remainder tract (lot 1) will contain campground buildings and amenities. The existing home is connected to the campground community sewer and water systems. No new improvements are proposed with this plan.

Heine explained to the commission that all the proposed improvements are being completed at the entrance of the property. The owner's acknowledgement and engineer's seal and signature must be executed on the approved plan. Adams County comments should be considered. It was discussed that it should be shown that at least two off street parking spaces be available for lot 2, that are not located in easements. The applicant's engineer, Bob Sharrah, stated that this can easily be shown. It was noted that the lot 2 home is served by a community sewer and a community water system. These water and sewer lines should be identified. The sewer point of connection with the treatment plant should be shown. The water service line should be identified to its point of connection with the main system. Heine stated that a draft agreement should be provided for the water service to lot 2, and she would like the provided draft agreement, that was provided for the sewer system, to be reviewed by the township and the township solicitor. Finally, sewage facilities planning (non-building waiver) approval is required. Long-term sewage needs must be addressed.

Motion of Villegas, 2nd by Bunce, recommending approval of the plan by the Board of Supervisors, contingent on the outstanding engineering comments being addressed. Motion Carried 5-0.

Preliminary/Final Land Development Plan for Gettysburg Area School District Administration Building:

The plan proposes a 2,691 square foot 2-story building addition onto the existing administration building located on the same lot as the James Gettys Elementary School. The addition is being placed over existing parking spaces, therefore reducing the number of parking spaces by 13. The property is located in the (INS) Institutional District and contains existing structures and parking. The proposed renovations will not increase the impervious coverage.

Heine addressed the zoning comments with the commission and the applicant's engineer William Pompeii. Setbacks, impervious coverage, lighting and parking spaces were noted in the zoning comments. Heine next discussed the subdivision comments with the commission. A separate preliminary plan should be submitted unless a waiver is requested/granted. The owner's acknowledgment must be executed on the final plans. Heine stated that an aerial map should be included with the submission that shows the overall property. This map would give a better understanding of existing and proposed improvement locations, current drive aisles, parking spaces, parking area entrances and directional arrows to name a few. Sewage facilities planning shall be completed/approved. An EDU assessment form will need to be completed and submitted to CTA. Any comments from the Authority and Authority engineer shall be

addressed. The plans should be submitted to GMA for review and receipt of a capacity confirmation letter should be included with the proposed plan. Heine also stated that any existing and proposed waterlines serving the building should be shown. Currently it appears the pavement in the area of the future addition flows to the southeast. The new building addition, however, is to be piped into existing stormwater piping shown to the northwest. More information including the final discharge point, structures involved, potential capacity and justification for any increases in runoff to a different point of interest should be provided. The township solicitor should determine any requirements for financial security and/or a development agreement.

Finkenbinder made a motion to table the plan based on the comments in the engineering memorandum dated September 9,2026; Kiefer 2nd the motion; Motion Carried 5-0.

General:

Zoning / Building Code Officer's Report was acknowledged.

There being no further business, the meeting was adjourned at 6:40 P.M.

Submitted by: _____ Camie Stouck-Phiel, Treasurer