

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
1370 FAIRFILED ROAD, GETTYSBURG, PA 17325
July 28, 2026
CONDITIONAL USE HEARING 6:30 P.M.
REGULAR MEETING IMMEDIATELY FOLLOWING

At 6:30 P.M. Chairman Phiel called to order the Conditional Use Hearing for Roy D. Pool and Ginger Bryant regarding the property at 1030 Mason Dixon Road, Gettysburg, PA. Present were Supervisors: Phiel, Brauning, Biggins, Sheppard, and Wampler; Solicitor Sam Wiser, Treasurer/ Finance Director/Assistant Secretary Camie Stouck-Phiel, KPI Engineer Tim Knoebel, PMCA Zoning Officer Lisa Trimmer, Sergeant Josh Rosenberger, Office Assistant Anita Shank, Applicants Roy D. Pool and Ginger Bryant, and their Attorney, Joseph Erb. The application is for a Conditional Use Approval pursuant to the Cumberland Township Zoning Ordinance, Part 4, Section §27-402 Permitted Uses: for-profit open space and recreation uses. The for-profit open space and recreation uses proposed is Agritourism activities (Corn Maze, Pumpkin Patch and Sunflower Field). Solicitor Wiser conducted the hearing. The hearing was closed at 8:25 P.M. Please see the transcript for the entire record of the hearing.

Chairman Phiel called the regular meeting to order immediately following the hearing at 8:30 p.m. Present were Supervisors: Phiel, Brauning, Biggins, Sheppard, and Wampler; Solicitor Sam Wiser, Treasurer/ Finance Director/Assistant Secretary Camie Stouck-Phiel, KPI Engineer Tim Knoebel, PMCA Zoning Officer Lisa Trimmer, Sergeant Josh Rosenberger, and Office Assistant Anita Shank. Chairman Phiel led the Pledge of Allegiance.

Agenda Approval

Mr. Phiel asked for approval of the agenda as written.

Mrs. Biggins made a motion to approve the agenda as written, seconded by Mr. Sheppard, and carried. 5-0

Public Comment:

Justin Osborne, 130 Kinsey Drive, shared his concern about the clarity and lack of visual representations within the advertising of the Conditional Use Hearing for 1030 Mason Dixon Road. He also shared concerns about ensuring protective zoning ordinances regarding data centers within the township.

Consent Agenda Approval

Mrs. Biggins made a recommendation to pull 5c.1 and Mr. Phiel recommended moving it to Active Business 6a. Mr. Sheppard made a motion to approve the consent agenda with the change of 5c.1. to 6a., seconded by Mrs. Biggins, and the motion carried. 5-0

5a. Action on Minutes –June 30, 2026, Special Meeting Minutes.

5b. Approval of Bills for the month of July as per check detail report dated June 24th – July 28th, 2026.

5c. Engineering Items

- 1.Approval of the 90-day extension request #1 for The Crossings Preliminary subdivision plan which was originally submitted on April 5, 2026. **(Moved to 6a.)**

5d. Finance Committee Items

1. Approval to transfer \$18,172.00 from the General Fund to the Building Fund as budgeted.
2. Approval to transfer \$18,172.00 from the Building Fund to the RACP Loan checking account.

5e. Personnel Committee Items

- 1.Appointment of Steve Tallman as an alternate on the Planning Commission

5f. Set hearing date for a zoning map amendment request from Main Street Investments LLC located at 1475 Chambersburg Road. Recommending the hearing date of August 25th, 2026 at 6:30 p.m.

Active Business:

1. Deatrick Village HOA request of consideration for dedication of .6 miles of roads.

Mr. Knoebel provided information from a notation on the Land Development Agreement. Also, based on current SALDO, the roads do not meet current standards for dedication.

Mrs. Biggins made a motion to deny the Deatrick Village HOA request for dedication of .6 miles of roads as the Land Use Development Plan and the Developer's Agreement state that the roads are to remain the property of the association. Second by Mr. Sheppard, carried 5-0.

2. Agreement of Sale and Deed of Easement for the Durboraw Farm in regard to the Agricultural Land Preservation Program with Cumberland Townships share of \$29,996.19.

Ms. Dayhoff presented the information on the agreement of sale and deed easement for the Durboraw Farm regarding the Agricultural Land Preservation Program and asked for approval.

Mrs. Biggins made a motion to approve the Sale and Deed of Easement for the Durboraw Farm in regard to the Agricultural Land Preservation Program with Cumberland Township's share of \$29,996.19; Second by Mr. Sheppard. Carried 5-0.

3. Discussion/Action of the Redding Family Properties subdivision plan which was originally submitted on July 23, 2025. (motion requested)

Mr. Knoebel provided a summary and update of the plan. He stated that this is a 2-lot subdivision of approximately 65 acres. The sewage module was approved by DEP and the Board of Supervisors. There was a July 21, 2026, report with one waiver request (304) to the requirement to provide a plan scale of 1" = 50' or greater. The surveyor should place this request on the plan. The recommendation was to approve the plan.

Mrs. Biggins made a motion to conditionally approve the Redding Family Properties Subdivision Plan subject to complying with the KPI comment letter dated July 21, 2026 and the waiver request to the requirement to provide a plan scale of 1" = 50' or greater. The surveyor should place this request on the plan. Second by Mr. Sheppard and carried 5-0.

4. Status of Dedication review for Cannon Ridge Phase 3

Mr. Knoebel shared a summary of progress. On July 21, 2026, correspondence to the township was provided with a list of items for completion within Cannon Ridge that included items such as an as-built plan being completed, a post maintenance security plan, along with other outstanding items. It was noted that the Sewer Authority is also waiting for a conclusion as well. Mr. Wiser recommended additional communication to the developer, S&A, providing deadlines for street dedication impacting Liquid Fuel and the possible fees/funds associated with missing the deadline imposed on the developer.

5. Discussion/Action on the 1030 Mason Dixon Road Conditional Use Hearing request as a result of the July 28, 2026 6:30p.m. Conditional Use Hearing held prior to this meeting.

This decision has been postponed.

6. Discussion/Action of the Hiring of Lisa Black to fill the Township Secretary Position. The position is an hourly full-time position with a starting rate of \$30.00 per hour. Start date of August 4, 2026.

Mrs. Biggins made a motion to hire Ms. Black at the starting rate of \$30.00 an hour and her start date being August 4, 2026. Second by Mr. Wampler. Carried 5-0.

6a. Approval of the 90-day extension request #1 for The Crossings Preliminary Subdivision Plan which was originally submitted on April 5, 2026.

The board reviewed a brief history of the actions on the plan. At the last Planning Commission Meeting, the decision was made to table the plan as there were still many remaining comments that the developer needed to address. Mr. Knoebel provided an update on the progress of the plan. He noted that this was the third time the plan was submitted after the Board of Supervisors denials. There remain to be continual design issues involving open space interpretations and design issues with a stormwater basin. As of June 10, 2026, there were comments that still needed to be addressed.

Technical comments were addressed but the open space requirements continue to need addressed as well as stormwater basin issues. As there continues to be absent progress in specific areas of the plan, it was recommended that the board grant one last extension and then not provide future extensions or actions unless items are addressed.

Mr. Phiel made a motion to approve the 90-day extension request #1 for The Crossings Preliminary Subdivision Plan with the condition of no further extensions being granted unless issues such as open spaces are addressed. Second by Mr. Sheppard, Carried 5-0.

7. Manager Report (David Blocher) –

A written report was submitted. Mrs. Biggins stated that she wanted to highlight that there will not be participation by the township this year in National Night Out as the township will be holding an Open House in the future.

8. Police Report (Chief Matthew Trostel)

A written report was submitted. Mr. Sheppard acknowledged the high volume of calls (1,287) that occurred from July 9 through July 12, 2026 and he thanked all the first responders for their efforts.

9. Maintenance Dept. Report (Superintendent Chris Walter)

A written report was submitted.

10. Committee Reports and Comments from Board Members:

Economic Development – Mr. Brauning had no new information at this time.

GARA – Mr. Sheppard reported that July 4th was a notable event, hoping for better weather next year.

CTA – Mr. Wampler shared that the emergency repairs on the tank are complete.

COG – Mr. Phiel stated their meeting is next week.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 9:11 P.M. for an executive session to discuss personnel, real estate and litigation with no outcome or decisions.

Anita Shank, Office Assistant

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_____) Supervisors
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