

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the August 8, 2019, Regular Meeting
1370 Fairfield Road, Gettysburg, PA 17325

CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Jim Henderson. The meeting was recorded.

ATTENDANCE

Present were Jim Henderson (Chairperson), Barry Stone (Vice-Chairperson), Steve Tallman, Kenny Caudill, Sam Wiser (Solicitor), Michele Long (Zoning Officer), Annelise Niner (Administrative Assistant)

ABSENT

Dennis Hickether

APPROVAL OF MINUTES

Approval of Minutes from July 11, 2019, Planning Commission were approved as submitted.

PUBLIC COMMENT

Nita Gross- Barlow Greenmount Road- Ms. Gross spoke to the Planning Commission in regards to the Keystone Service Systems (KSS) project that is adjacent to her property. Ms. Gross discussed that since the construction of the project they have had issues with water runoff on their property.

Riley Fitzgerald- Barlow Greenmount Road- Ms. Fitzgerald spoke to the Planning Commission in regards to the KSS project that is adjacent to her parent's property along Barlow Greenmount Road. Ms. Fitzgerald expressed that since the construction, her family has been unable to utilize their property for family get-togethers as well as camping outings due to excess water laying and tree damage. They feel the excess water has caused damage to existing trees that are now dying.

Brian Fitzgerald-Barlow Greenmount Road- Mr. Fitzgerald spoke to the Planning Commission in regards to the KSS project located adjacent to his property. Mr. Fitzgerald reiterated what his daughter Riley had explained to the Planning Commission. Mr. Fitzgerald feels the runoff from the Keystone property has caused damage to his property. With the damage sustained from the water and dying trees, they have been unable to utilize the property as he had previously. Mr. Fitzgerald showed the Planning Commission photos of his property over a time period of 3 years, and where he feels the areas of most concern are.

Ms. Leah Heine, KPI Technology, discussed the revisions made since the last meeting on July 8, 2019, in regards to the Gettysburg Ridge Plan. Since the July meeting, a retaining wall has been added to the plans. This was in response to the stormwater basin being moved back away from the property line, in which a slop has been created. In addition, Gettysburg Water Authority(GMA) has asked that there be a separate tap for each home versus just one main tap. The Assistant Fire Chief of Gettysburg has asked for an internal hydrant to be added as well. Mr. Sharrah, Sharrah Design, Group explained that they will have the fire truck template completed as well.

Ms. Heine reviewed the comments in regards to the project. The following comments were discussed at length.

Zoning Ordinance Comments:

- 1) **Plan sheet PC-5 shows steep and very steep slopes exist on site. The Township will need to determine if steep slope requirements of the Zoning Ordinance apply.** *Ms. Heine discussed this with the Planning Commission as well as with Mr. Sharrah. Mr. Wiser (Township Solicitor) explained that he and Ms. Long (Township Zoning Officer) spoke. This may need to go before the Zoning Hearing Board.*
- 2) **The provided parking (26 visitor spaces) site data should be updated to show 16 spaces.** *Ms. Heine asked that the sheets be updated with the new count.*

Subdivision Ordinance Comments:

- 3) **Adams County Planning comments should be considered. The designer should verify if the layout requires a re-review by the County.** *Ms. Heine asked that Mr. Sharrah checks with Adams County Planning to see if a re-review would be needed with the changes made.*
- 4) **The following waivers are being requested.**
 - A. **(507-.2. A.2a) To allow slopes greater than 10 % within 20 feet of a property line. With the revised plan the extent of this condition has been reduced greatly.** *– Ms. Heine expressed that KPI was comfortable with this waiver at this time.*
 - B. **(303) The requirement to submit a Preliminary Plan (Recommended by PC on 5-9-19)** *Ms. Heine discussed that this was verbally asked during the July 8, 2019 meeting. At that time the Planning Commission felt comfortable with it moving forward.*

Motion: Mr. Steve Tallman motioned to approve waiver “A” in regards to the 10% slop within 20 feet of the property line. Seconded by Barry Stone.

Vote: 4 Yay, 0 Nay

Motion passed.

Motion: Mr. Steve Tallman motioned to consider Gettysburg Ridge as the Preliminary Plan. Seconded by Barry Stone.

Vote: 4 Yay, 0 Nay

5) An approved Erosion Control Plan/NPDES permit is required. *Ms. Heine advised the Planning Commission that Mr. Rusty Ryan, Adams County Conservation District, is still in the process of working on this.*

10) As part of the plan review, it may be beneficial to consider if on-street parking is permitted on Deatruck Drive. *Ms. Heine asked that the applicant speak with the Township in regards to whether this is permitted.*

11) The site access was reviewed as a parking lot and the entrances as access drives. Relative to the accesses we note the following:

A. A centerline profile should be provided for each of the entrances.

B. Enlarged (1” =2’) intersection drawings should be provided and include all road geometry. It is unclear how the intersection angle of 75 degrees was determined.

C. It should be clarified why the east entrance is 22’ wide while the access is 24’ wide in all other areas.

Ms. Heine asked the applicant for more clarification on this. Ms. Heine asked in general of comment 11 for a centerline profile as well as enlarged intersection drawings.

12) Proposed ADA ramps will create many possible Deatruck Drive crossing locations. The ADA facilities including spacing/location of crosswalks will need to be certified ADA compliant. *Ms. Heine how many crosswalks would be required?*

The Planning Commission expressed concerns with Unit 29 and the constricted parking area. Asked applicant if they could look into some type of remedy for that area. In addition, the Planning Commission was concerned with the stormwater basin and asked if there could be a fence constructed to help with safety.

Motion: Mr. Kenny Caudill motioned to table Gettysburg Ridge until next month. Seconded by Barry Stone.

Vote: 4 Yay, 0 Nay

Motion carried.

Keystone Service Systems

Recommendation

Mr. Jacob Dortch, First Capital Engineering, spoke to the Planning Commission in regards to the Keystone Service Systems, located at 960 Barlow Greenmount Road. Mr. Dortch explained the filtration system they propose for the property.

Mr. Caudill questioned Mr. Dortch why the current storm basin drainage has failed? Mr. Dortch explained that this could be due to the several types of soils in the area as well as compaction possibly from the construction, Mr. Dortch was not sure why it had not worked.

Planning Commission questioned Mr. Dortch on how the system would work in the winter with freezing and thawing? Mr. Dortch explained that there is a series of holes throughout the pipe where the water could drain thru. Therefore there could be no area where the water would lay and possibly freeze.

Ms. Leah Heine, KPI Technology reviewed KPI's comments on the proposed filtration system. The following additional information was asked by KPI.

1. **Provide an exhibit showing the location of the most recent infiltration testing.** *With discussion from both Mr. Dortch and Ms. Heine, the easiest way to access the area in the back without disturbing the vegetation is to do a hand-dig test. Mr. Wisner asked if there was a road of some sort to get back to the area. Mr. Dortch indicated that there was a road, however that has since been removed.*
2. **Provide soil profile information for each infiltration test.**
3. **Provide the name and qualifications for the individual who is responsible for the infiltration test results.** *Ms. Heine shared with the Planning Commission this has since been provided.*
4. **Show the location of the proposed drill holes on the exhibit under #1 above.** *Ms. Heine asked if there was some type of drainage under the pipe? Mr. Dortch explained that at the end of the pipe there would be a sock-like net to catch any debris that would filter thru. Also, Ms. Heine asked if an O&M agreement would be provided? Mr. Dortch explained that yes, an O&M agreement will be provided.*
5. **Provide a representation or observation of the water level in the existing basin at the time of the most recent infiltration testing.** *Mr. Dortch has current photos of the area to show the water level, they will be provided to KPI for review.*

6. **Provide a summary table representing the 1-100-year pre and post-development runoff rate and volume from the site.** *Ms. Heine explained that this information has since been provided and does indicate there is no increase in rate or volume.*

Ms. Heine had some additional comments and concerns with regards to the Storm Water basin. The one area of concern Ms. Heine expressed is the off-site water runoff and the ponding that seems to be occurring. Mr. Dortch explained the engineering firm would look into this problem and if there were any possible solutions.

Ms. Heine shared another area of concern in regards to the elevation of the pump to the measurement to the basin of the pond. That there seems to be a foot to a foot and a half of water remaining. Mr. Dortch explained that the remaining water would naturally filter out thru the vegetation that is in and around the pond. However, they could look into possibly lowering the pump some.

Mr. Wisner asked if there was a best management practice in place for the pump and system? Mr. Dortch explained that yes there would be, the facility has a person who would maintain the system during as well as any upkeep needed.

Ms. Heine reviewed the remaining comments in regards to the revised plans. Ms. Heine discussed with both Mr. Dortch and the Planning Commission the placement of the retaining wall that is proposed. Ms. Heine asked if the wall could be placed where the slope is steep. This is in regards to safety.

Also, with regards to comment 1E, the asphalt berm/curb has not been added as of yet and was asked to please have this completed as well.

Planning Commission asked if the curb proposed would change the direction of water runoff when added? Ms. Heine explained that yes it would, however, the berm was on the original plans and the water should be directed into the storm basin.

Mr. Wisner reviewed with Mr. Dortch a list of things needed. In addition, the discussion of the striping of the parking spaces, as well as the mowing of the pre-existing gravel driveway along with the back property. Also knowing who would be monitoring the dewatering system as well as the pumps.

Motion: Mr. Steve Tallmen motioned to recommend Keystone Service to the Board of Supervisors for approval with KPI Conditions addressed. Second: Mr. Kenny Caudill
Vote: 4 Yay, 0 Nay
Motion carried.

NEW BUSINESS

Adams Electric Cooperative **Recommendation**

Due to time, Adams Electric Cooperative final subdivision plan was tabled until next month's meeting.

6. GENERAL

Zoning/Code Officer's Report for July 2019

Ms. Michele Long presented the Report for July to the Planning Commission.

7. ADJOURN

There being no further business, the meeting was adjourned at 9:37 pm.

Annelise M. Niner- Administrative Assistant