

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of July 13, 2023
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:35 P.M. by Chairperson Barbara Underwood.

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members, Theresa Finkenbinder and Kirby Kiefer; alternate member Robert Bunce, Solicitor Sam Wiser; and Secretary Michele Long.

Minutes of the June 8, 2023 Regular Meeting: ***Approved on an Finkenbinder/Caudill motion; 5-0 vote, noting that Paragraph 4 should state Mr. Caudill nominated Mrs. Underwood for Chairperson.***

Public comments: Riley Hollingsworth asked for the status of the Zoning Ordinance Update.

Active Business: None

New Business:

Stanley Flaggs Lots 7 & 8:

The plan proposes the subdivision of the existing Stanley Flaggs Lot 7, created in 2020. It is proposed that Lot 7, which is currently 21.67 acres will be further subdivided into two lots (7 & 8) containing 11.553 and 10.121 acres, respectively. Both lots would be accessed from Swetland Road. Rock Creek and its associated 100-year floodplain are present at the rear of both lots. All existing and proposed lots are in the Agricultural/Residential District.

Heine reviewed and explained the few Adams County comments with the Commission and continued with the Subdivision comments. The surveyor's and engineer's seals and signatures are required, and the owner's certification should be executed. Heine explained that comment four, discussing driveway sight distance notes, was for the Commission's information. She further explained that before the Township Road Superintendent issues the driveway permit, brush will need to be cleared to achieve the listed sight distances. Sewage Facilities Planning or Exemption approval is required, and one new concrete monument shall be placed on a common property corner. Finally, Heine stated that it should be noted that when an applicant applies for a grading/stormwater/site plan for the proposed subdivided lots, compliance with the steep slope ordinance will need to be demonstrated.

Kiefer made a motion recommending that this plan be approved subject to the remaining KPI engineering comments being addressed. Finkenbinder 2nd the motion; Motion Carried 5-0.

Cumberland Township Consolidation Plan:

The plan proposes the combination of four existing lots owned by Cumberland Township into one lot. Currently one lot contains the Township Municipal Complex buildings while another lot contains a dwelling with garage at the intersection of Willoughby and Fairfield Roads. The other two lots contain no buildings. The four lots, after combination, will contain 10.09 gross acres.

The site is traversed to the east by Willoughby Run, which has a depicted floodplain at this location. All lots are located in the Mixed-Use (MX) District. Wisner explained to the Commission that the Township is evaluating its facilities and options for improving its physical plan. As part of this process the Township thought it would be a good time to combine everything together on one lot. Heine explained that because of the simplicity of the plan, there were very few engineering comments.

A Sewage Facilities Planning (non-building waiver) approval is required and a Deed of Consolidation shall be recorded with the plans. Heine requested that a draft should be submitted for the Solicitor to review.

***Motion of Caudill/Finkenbinder recommend Sewage Facilities non-building waiver.
Motion Carried 5-0.***

***Caudill made a motion recommending that this plan be approved subject to the remaining KPI engineering comments being addressed. Finkenbinder 2nd the motion;
Motion Carried 5-0.***

Cumberland Village Phase IIB:

The plan represents the second and final phase of the Cumberland Village development. It is located on the northwest side of Herrs Ridge Road and will include 85 single family dwelling units and 1-HOA lot on approximately 29 acres.

The original preliminary plan for Cumberland Village Phase 2 is 189 units on approximately 107 acres in the Residential Zoning District using a 30% cluster overlay design. Fairplay, Audubon and Nuthatch Roads will be offered for dedication to the Township with the balance of the streets to remain privately owned by the HOA. It should be noted that the original Preliminary Plan was previously recommended for approval under the "prior SALDO" by the Planning Commission and subject to conditions of a KPI report dated January 17, 2008. Updated Preliminary Plans (Phase IIA and IIB) address current NPDES and Stormwater Management requirements. Plans for Phase IIA have been approved, infrastructure has been built and home construction is underway.

Heine explained that the applicant has addressed a lot of the previous comments from the prior May review of the plan. Heine explained to the Commission that most of the first two pages of remaining engineering comments reiterate the waivers that were previously requested and granted. Heine reviewed some of the County comments with the Commission. First, Heine explained the Site Data table should be updated to list the 30% Cluster Overlay requirements. She also asked that the applicant's engineer double check that all the standard Township notes are on the front sheet of the plan. Finally, she discussed that the County suggested that all the previously granted waivers be voted upon again, Heine stated that she doesn't believe this was the Township's stance on how it should be handled. Heine stated that the applicant is working on the NPDES Plan. Recreation Area fees will be required. The engineer has asked for confirmation that all curbing should be consistent with Phase IIA, as approved by the Road Superintendent. The future plan for the significant remaining Open Space area should be clarified. The plan currently shows a mulch trail. After discussion the Commission has recommended some benches be added along the mulch trail. Approval from the Cumberland Township Authority is required, including plans and requirements for the proposed pump station. It should be noted that proposed grading should divert overland flows around the pump station. Sewage Facilities Planning approval and subsequent WQM Permit from DEP is required.

Review and approval of the Gettysburg Municipal Authority is required, including verification of adequate volume and pressure. Heine explained that it should be confirmed that Emergency Services are satisfied/have acknowledged the proposed streets/layouts are adequate for accessibility. It should be noted that construction details will be reviewed as part of the Final/Construction plan review. Also, as part of the Final Plan Submission, Bonding or Related Improvements, a Developer's Agreement, HOA Documents and a Stormwater Operations and Maintenance Agreement will all need to be submitted. Lastly, Stormwater comments were addressed. Heine explained that they have been reduced significantly with this plan submission. The remaining Stormwater comments are being discussed between the Township's Engineer and the Applicant's Engineer.

Township Solicitor is checking on the waiver with the downstream property owner that is now in an estate, the Commission asked for additional benches on the mulch trail; Finkenbinder made a motion recommending that this plan be approved subject to the remaining KPI engineering comments being addressed. Kiefer 2nd the motion; Motion Carried 5-0.

Proposed Comprehensive Plan and Zoning Ordinance Amendment:

The Commission reviewed and discussed documents prepared by Wisner and the Economic Development Committee relating to the current zoning provisions and comprehensive plan to help ensure the Township is providing different housing options at the appropriate locations along with ensuring the mixed growth areas of the Township are not inundated with only residential development.

Given the increased housing demand the Township has seen over the past two years, the Economic Development Committee thought it was important to look at the current zoning provisions and make sure that the Township is providing for different housing options at the appropriate locations in the Township that can accommodate the varying levels of density. The Committee also wanted to ensure that the Mixed-Use growth areas of the Township are not inundated with only residential development, but rather an appropriate level of mixed development. The Committee reviewed the current zoning provisions, the Comprehensive Plan, and the future land use map. Wisner explained to the Commission that there have been a lot of plans recently submitted of a higher density nature, while there have been some improvements in some of the provisions; open space as an example, that help to clarify some of the open space requirements and tighten up the language to meet more of the intent of what was envisioned. Wisner explained that he feels there is a desire to make sure that the Township is doing two things; adequately providing for appropriate residential growth within the Township, but also making sure that the Township is not over burdening existing utility and transportation infrastructure. This recommendation came from these considerations.

General:

The Zoning / Building Code Officer's June 2023 Report was acknowledged.

There being no further business the Meeting was adjourned at 7:40 P.M. ***Approved on a motion by Underwood, 2nd by Caudill; Motion carried 5-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer