

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of April 8, 2021
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 7:00 P.M. by Chairman Barry Stone.

Attendees: Chairman Stone, Vice-Chairman Steve Tallman, Members Barbara Underwood, James Henderson, and Kenny Caudill; Township Solicitor Sam Wiser; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Treasurer Camie Stouck-Phiel

Minutes of the March 11, 2021 Regular Meeting: **Approved on an Underwood, Caudill motion; 5-0 vote.**

Public comments: None

Active Business:

Duplex Property; 1990 Biglerville Road Property:

Preliminary/Final plan proposing to combine two (2) previously recorded lots back into one (1) single lot, located on Biglerville Road (the previously recorded Sunny Daze subdivision). Heine stated that Alpha One Enterprises, LLC was granted their variance from Section 27-503.1, development standards, maximum tract density, of the Cumberland Township Zoning Ordinance, for 3.66 dwelling units per developable acre verses the required 3.5 units per developable acre.

Jack Powell was present, via Zoom, to represent the applicant. The zoning comments were discussed. Heine noted that to avoid confusion they recommend that, "25% maximum disturbance" in the Site Plan legend be removed. She also stated that the Site Plan should note storm sewer installation requirements.

Lastly, the Subdivision Ordinance comments were reviewed. Heine asked Powell if he could confirm that he did not need to resubmit their plan, with the revisions, to Adams County Planning for their re-review. Powell answered that, yes, Adams County Planning is going to look at the plan again, he personally is not expecting any additional comments. Heine noted that a draft Deed of Consolidation is in the works for the plan, also that approved plans/mylars will need to be signed and sealed by the design engineer/surveyor and certification signed by the owners prior to plan recording. Heine will provide the standard CTA detail for the grinder pump connections to Powell to add to the plan. Powell stated that he will submit the required bonding of related improvements prior to the Board of Supervisors meeting. Heine said that because of the infiltration bed, a Stormwater Operations and Maintenance Agreement will need to be executed and recorded with the plan.

Tallman made a motion to recommend this plan be forwarded to the Board of Supervisors for approval, subject to the requested items by KPI be completed and no new County comments, Caudill 2nd the motion; Motion Carried 5-0.

New Business: None

General:

Open Space was once again discussed. The plan is to finalize the discussion and recommend to the Board of Supervisors for their May 2021 meeting.

The Zoning / Building Code Officer's Report was acknowledged for March 2021.

There being no further business the Meeting was adjourned at 8:50 P.M. **Approved on a motion by Henderson, 2nd by Tallman. Motion carried 5-0.**

Submitted by: _____ Camie Stouck-Phiel, Treasurer