

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of January 14, 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 (Virtual via computer); Kenny Caudill and Jim Henderson; Township Solicitor Sam Wiser; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Treasurer Camie Stouck-Phiel

Mr. Stone appointed Solicitor Sam Wiser as temporary chairperson for the purpose of reorganizing to elect a Chairperson.

Mr. Wiser asked for nominations for Chairperson of the Planning Commission. Mr. Henderson nominated Barry Stone for Chairperson. No other nominations were given. With no other nominations, Mr. Henderson motioned to close nominations. **Motion Carried 5-0 vote.**

Mrs. Underwood made a motion to elect Mr. Tallman as Vice-Chairperson, Mr. Henderson motioned to close nominations. **Motion Carried 5-0 vote.**

Minutes of the December 10, 2020 Regular Meeting: **Approved on a Tallman, Caudill motion; 5-0 vote.**

Public comments: None

New Business: None

Active Business:

Meadow View Townhomes of Misty Ridge: Meadow View Townhomes submittal for 36 single-family units and one community building located on Misty Ridge Road. Joe McDowell was present representing Martin & Martin engineers. Also present via zoom was Bonnie Zehler and Guy Henicle. The plan is to turn lots 6, 7, 8, and 9 into one lot, and current lot 2 would remain the same. This plan is consistent with what Misty Ridge had previously proposed, except for the addition of a community building and parking for that building. The community building is needed so the project can meet the funding requirements. Heine reviewed KPI's comments on the proposed plan. It was stated by McDowell, that they will draw a plan that shows no windows on the ends of all the buildings, therefore meeting the setback requirement. The previously granted Preliminary Misty Ridge plan waivers were reviewed, these waivers were approved over a decade ago. These items were included for information only. The only new waiver being requested was 507.2.A.2a; to create a slope of greater than 10% within 20 feet of a property line. **Tallman made a motion recommending that waiver 507.2.A.2a, to create a slope of greater than 10% within 20 feet of a property line be granted, Caudill 2nd the motion; Motion Carried 5-0.**

The Commission is waiting on Adams County Planning comments. Heine stated that they are waiting on the wetland delineation/determination, McDowell stated that this was completed in August and he will make sure that the notes from this new delineation will be added to the plan. In addition, McDowell discussed that they are working on changing the original post-construction NPDS permit. In the original NPDS permit the basins were called constructed

wetlands. With their new permit application, they are working to change them to infiltration basins. The basins will still function in the same way, just be classified differently. This will be a "major amendment" to a NPDES permit.

Heine is requesting that Gettysburg Municipal Authority and Cumberland Township Authority both look at the plans. It was reminded to the Commission that this is a lot consolidation plan. They are combining four lots into one. A Deed of Consolidation will need to be approved and recorded prior to and/or in conjunction with the LD Plan. Heine stated that recreation fees will be required, and a lighting fixture detail will need added to the plan. Bonding of related improvements is required. Wisner is working on the required Development Agreement. General comments were reviewed. One item that caught Heine's attention was the proposed dumpster location. It was recommended that the dumpster not be accessed with its own driveway but be located in the Community building parking area to minimize wear and prevent traffic issues on the future Township Road. The question of safety for units 24-26 was discussed. From the plans it looks like one could walk out of their back door right into a basin. McDowell stated that rear railings will be placed on the patios of building C to prevent individuals from falling into the basin. McDowell stated that they should be able to comply with all the Stormwater Management comments. McDowell is hoping to re-submit plans addressing Heine's comments, the County's comments, and GMA's comments within two weeks. Zehler stated that the closing day for the project's funding is the end of July. One final concern discussed by the Commission was the width of the driveways. McDowell will work with Heine on the driveway widths. **Henderson made a motion to table this until next meeting, Underwood 2nd the motion; Motion Carried 5-0.**

General: The Commission again discussed open space. After much debate and discussion, they are recommending that 1. The setbacks and buffer areas be removed from the open space calculation. 2. There was also agreement that a percentage requirement addressing the portion of developable area within the open space be determined, for example one cannot use all the wetlands and all the slopes for their required open space. 3. The next element would be requiring the developer to have a plan for the open space, that included maintenance, improvements, facilities, uses, etc. 4. What still needs to be figured out is how do you determine the right mix of recreation within open space and how do you address proximity to residential uses. Wisner is going to revise the definition of open space after the discussion that just took place. He plans on working with Underwood on outlining what a plan may look like and the requirements for an open space plan.

The Zoning / Building Code Officer's Report was acknowledged for December 2020.

There being no further business the Meeting was adjourned at 9:27 P.M. **Approved on a motion by Tallman, 2nd by Henderson. Motion carried 5-0.**

Submitted by: _____ Camie Stouck-Phiel, Treasurer