

**CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS  
730 CHAMBERSBURG ROAD, GETTYSBURG, PA 17325  
MAY 27, 2025**

**6:30 P.M. TEXT AMENDMENT HEARING AMENDING CHAPTER 19 OF THE  
CUMBERLAND TOWNSHIP CODE OF ORDINANCES, ENTITLED “SIGNS”, TO ADD A  
NEW SUBSECTION §19-112.1 PROVIDING FOR REGULATIONS FOR ELECTRONIC  
MESSAGE BOARDS AND BY AMENDING SUBSECTION §19-113.1.E(1), ENTITLED  
“POLITICAL SIGNS”, BY DELETING THE CONTENTS THEREOF AND MARKING  
THE SECTION AS “RESERVED” AND AMENDING CHAPTER 27 OF THE  
CUMBERLAND TOWNSHIP CODE OF ORDINANCES, ENTITLED “ZONING”, TO  
DEFINE AND ADD SPECIFIC REQUIREMENTS FOR DATA CENTERS.**

Chairman Phiel called the hearing to order at 6:30p.m.. Present were all Supervisors: Phiel, Biggins, Ramsburg, Brauning and Sheppard. Also present was Solicitor Sam Wiser, Township Manager David Blocher, Police Chief Matt Trostel, Treasurer Camie Stouck-Phiel, and Township Secretary Michele Long. The hearing was then turned over to the Township Attorney Sam Wiser. Mr. Wiser reviewed the draft text amendments with the Board.

**Public Comment:**

Mr. Bob Bunce, 28 Twin Lakes Drive; spoke of the water usage with data centers and how it can be regulated, also noise control and if there should be conditional use or special exception requirement before data centers are approved. Mr. Bunce was also concerned with the density of the data centers and if there were regulations for that.

Mr. Wiser reviewed the water requirements which he stated would be controlled by our subdivision and land development ordinance that is already in place. Mr. Wiser also stated that the noise issue would be regulated by the zoning ordinance. Mr. Wiser explained conditional uses and how the Township has been trying to lay out the new ordinance to make sure all of the requirements that would be normally required by a conditional use are within the ordinance.

Mr. Sheppard had questions regarding the electronic message boards asking for the ordinance to state that they are allowed be two sided. Mr. Sheppard asked about the zoning districts and why they are only allowed in the mixed multi-family overlay district and not in the mixed-use district as a whole, especially since that is our business district and we currently have these signs in that district.

The board had an open discussion regarding electronic message boards.

Hearing was adjourned at 7:07p.m.

**REGULAR MEETING MINUTES**

Chairman Phiel called the regular meeting to order at 7:10 p.m. Present were all Supervisors: Phiel, Biggins, Ramsburg, Brauning and Sheppard. Also present were Solicitor Sam Wiser, Engineer Leah Heine, Township Manager David Blocher, Police Chief Matt Trostel, Road Superintendent Chris Walter, Treasurer Camie Stouck-Phiel, and Township Secretary Michele Long.

Chairman Phiel led the Pledge of Allegiance.

**Agenda Approval**

Mr. Phiel asked for approval of the agenda as written

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

### **Visitor**

Mr. Eric Meyer and Dennis Hickethier with Healthy Adams Bicycle/Pedestrian, Inc. (HABPI) spoke of their work to create a 1.2-mile-long pathway for walking and biking along the south side of Boyds School Road from Old Harrisburg Road, where it would connect to the existing North Gettysburg Trail at the Gettysburg High School. This pathway would lie within both Straban and Cumberland Townships. Mr. Meyer explained that HABPI has applied for \$15,000.00 in grant funding and will also contribute its own funds directly to the project which has a total approximate cost of \$50,000.00. Straban has committed to contributing \$5,000.00 and we are asking if Cumberland Township would also contribute \$5,000.00 which would help pay for a study to evaluate the optimal route for the pathway, what easements will be needed, how much it will cost to construct, and other issues. Mr. Hickethier added that this is the 20-year anniversary for the organization, and they have tried for years to get this to come to fruition and he hopes that the Board looks favorably on their request.

### **Public Comment:**

Manager Blocher announced that he did finally receive the letter from Alicya Polansky which she had previously stated was lost in the mail. That along with some other articles from the newspaper were available for any of the members of the Board to view.

### **Consent Agenda Approval**

**Mrs. Biggins made a motion to approve the consent agenda, items 6a – 6e with the map amendment hearing being scheduled for Tuesday, June 24<sup>th</sup> at 6:30 p.m., seconded by Mr. Sheppard, and carried. 5-0**

- 6a. Action on Minutes – April 22<sup>nd</sup>, 2025, Regular Meeting Minutes.
- 6b. Approval of Bills for the month of May; General Fund - \$451,809.45; Escrow Fund - \$9,953.70; State Fund - \$160,918.00; Building Fund - \$12,815.69; Park & Rec Fund - \$5,000.00; RACP Loan Checking - \$28,436.50.
- 6c. Engineering Items
  - 1. Approval of the land development plan for Gettysburg Area School District Field House/Athletic Room based upon the KPI comments dated May 19, 2025.
  - 2. Recommend approval of the Gettysburg Airport final land development plan to construct the south aircraft parking apron, known as Phase 4 of the plan based on the KPI comments dated May 19, 2025.
  - 3. Approval to reduce the financial security for the Old Mill Overlook Development based upon the May 20, 2025 KPI comment letter.
  - 4. Approval of Extension Request #1 of 90-days for the Knefley Lots 2 & 3 revisions subdivision plan, originally submitted on February 10<sup>th</sup>, 2025.
- 6d. Finance Committee Items
  - 1. Approval of vegetation control for 2025 from TruGreen in the amount of \$2,467.54 for roads and bridges.
  - 2. Approval of payment to Rivers Truck Center for the purchase of the chassis for the 2026 Western Star Dump Truck in the amount of \$160,918.00. This will be paid from the liquid fuels account.
  - 3. Approve the internship agreement with Logan Brewer from Lebanon Valley College who will be assisting the Police Department with office work for a maximum of 28 hours per week at \$10.00 per hour for a total of 280 hours. This will be paid from the donations received to the Department.
  - 4. Donation of \$5,000.00 to Healthy Adams Bicycle/Pedestrian, Inc. (HABPI) for the Boyds School Road Pathway project.
  - 5. Change order for the Township building remodel project to add additional security measures in the amount of \$3,854.00.

6. Ratify the opening of a new checking account solely for RACP funds from the building remodel.
- 6e. Set a hearing date and approve advertisement for an application to amend the zoning map for parcel 09E12-0079A—000 located at 6 Kinsey Drive. Recommend the hearing date of June 24<sup>th</sup>, 2025, at 6:30p.m.

**Active Business:**

**Discussion/Action to approve the recommended text amendment, Ordinance Number 2025-201 amending Chapter 19 of the Cumberland Township code of ordinances, entitled “signs”, to add a new subsection §19-112.1 providing for regulations for electronic message boards and by amending subsection §19-113.1.e(1), entitled “political signs”, by deleting the contents thereof and marking the section as “reserved” and amending chapter 27 of the Cumberland Township code of ordinances, entitled “zoning”, to define and add specific requirements for data centers.**

Mr. Phiel asked for continuation of the conversation that was had at the hearing. Mr. Wiser stated that the ordinance could be broken apart and the electronic signs section could be removed from the ordinance’s approval. Mr. Sheppard stated he would like modifications made to the electronic signs with respect to location and that the signs can be two sided. Mrs. Biggins stated she was in agreement with Clem’s comments with the Historic Districts 1 & 2 to be reviewed by the Historic Architectural Review Board. Mr. Wiser asked what items they would like the Historic Architectural Review Board to review when the application comes to them. Mr. Phiel asked for Sam’s recommendations on these items. Mr. Wiser stated he would come up with some recommendations for the Board to review.

**Mr. Sheppard made a motion to adopt the ordinance with only Section 3 Political Signs and Section 4 Data Centers but excluding Section 2 regarding electronic message boards. Second by Mrs. Biggins. Motion Carried 5-0**

**Approval of Extension Request #4 of 90-days for the Knefley Property Remainder land development plan, originally submitted on May 8<sup>th</sup>, 2024.**

Mr. Bob Sharrah representing the applicant stated that he has been working with a hydrogeologist regarding nitrates in the ground on this property to get DEP approval. The NPDES permit is now issued. Mr. Sharrah stated that they have submitted revised plans as of today. Mrs. Ramsburg questioned the multiple comments and Mr. Sharrah stated he had most of those addressed with today’s submission.

**Mrs. Biggins made a motion to approve the 90-day extension request for the Knefley property remainder land development plan. 2<sup>nd</sup> by Mr. Brauning and carried. 5-0.**

**Approval of Extension Request #5 of 90-days for The Crossings land development plan, originally submitted on January 31<sup>st</sup>, 2024.**

Mr. Dave Thomas with S&A Homes gave an explanation of the progress they have made with the plans since January 31, 2024. Mr. Thomas stated that they just received the comment letter from KPI on May 13<sup>th</sup> and would like to have another 90-days to address the comments received. Mrs. Ramsburg asked if they have addressed the open space issues. Mr. Thomas stated that it is the last item they are working on to have a revised plan submitted.

**Mr. Brauning made a motion to approve the 90-day extension request for The Crossings land development plan with no additional requests to be approved. 2<sup>nd</sup> by Mr. Sheppard. Yay-4 Nay-1 Ramsburg Motion Carried.**

**Manager Report:**

Mr. Blocher reported the following:

- Chris Walter, Michele Long, Camie Stouck-Phiel, Supervisor Phiel and I attended the 2025 PSATS event in Hershey. The Township team attended seminars and Training sessions.
- During the May Adams County Council of Governments meeting Mike Hamel from the Penn State Extension reviewed the results of the Cyber Security survey. Cumberland Township participated in this survey, and we look forward to seeing how we did individually. Twenty-three percent of the registered voters participated in the May primary. Destination Gettysburg reported that 1<sup>st</sup> Qtr. travel was down, however picked back up in April. Last, the Adams County Planning Office reviewed bill 502 that was introduced that would remove local control over any energy Generating facility over 25 Mega Watts.
- The Township Treasurer and I met with Matthew from PFM to review the Townships Pension account from 1<sup>st</sup> Qtr. 2025. It appears at the time of the call that things are on track even with all the volatility with the tariff effects on investors.
- The Townships building effort continues with Demolition projected for completion early June. The sale of items from the old building brought in a little over \$6,000.00. Groundbreaking is set for June 19<sup>th</sup> at 9AM, more details will follow.
- The Public Safety committee had a meeting in April. Items reviewed included a draft burn ordinance.
- Included in your packets are the GARA budget and Audit results for your review. Mr. Moyer reviewed this with me on May 13<sup>th</sup> pointing out they have reduced their spending in areas to utilize the funding available.
- The Township will have its first combined meeting on June 24<sup>th</sup> at 9AM regarding the CBA.
- Attended the Adams County Transportation workgroup on May 13<sup>th</sup> to review a plan to introduce a bike share program to Gettysburg.

Chairman Phiel presented both Chris Walter and Detective Steve Higgs with certificates of appreciation for their 25 years of service at Cumberland Township. Detective Higgs was not available for the meeting to receive his award.

### **Police Report:**

Chief Trostel presented an oral and written report of police activities for the month of May including: 233 calls for service, 125 traffic stops, 12 criminal incidents and 6,041 patrol miles. Some highlights of the report were:

- Sgt. Goodling stated that Logan Brewer applied for an internship with the Department. The request is for 280 hours of internship which will be paid at \$10.00 per hour. Mr. Brewer will be a 2025 graduate of Lebanon Valley College. This internship will be managed by a college academic supervisor and the Chief of Police.
- Chief Trostle announced the bicycle safety rodeo hosted by Gettysburg Church of the Brethren will be held Saturday, May 31<sup>st</sup> from 9a.m. until noon.
- National Night Out is on Tuesday, August 5<sup>th</sup> and will be held at 730 Chambersburg Road.
- Officer Hartley is still conducting spring range qualification and range training for the department.
- Officers Spidle and Rodriguez completed basic patrol rifle training and qualifications.
- Officer Barbagello assisted James Getty Elementary with their Career Day.
- Officer Eiker helped with booster seat distribution and car seat check at Biglerville Elementary.
- Chief Trostle presented Officer Hartley a commendation award for helping save someone's life who was suffering from hypothermia as he provided basic first aid and summoned medical help.

### **Maintenance Department Report:**

Mr. Walter read the report for May and some highlights were:

- Mr. Walter stated the final preparation on the portion of Herrs Ridge Road that is slated to be paved was finished, which included base repair and storm sewer pipe replacement in the area of Herr Tavern.
- Storm sewer pipes were replaced on Red Rock Road.
- The crew worked with Straban Township on one of their paving and milling projects. This was completed as one of our multi-municipal cooperation projects.
- The guys responded to two after hours incidents one on Easter Sunday which was a large tree on Ridge Road and the other was debris scattered on the roadway at Herrs Ridge and Old Mill Road intersection. With the heavy rainfall these issues have been keeping the crew busy clearing storm grates and cleaning up debris after downpours.
- Mr. Walter attended the PSATS conference at the beginning of May.
- Mr. Walter and Mr. Reichart met with sales representatives from Stephenson Equipment and Super City Manufacturing to review the upfit of the new dump truck.
- Mr. Walter stated the cape seal project on portions of Old Mill and Country Club Lane has begun. This is a two-step project that will be completed after the initial seal coat has a chance to get worked in and take set.

### **Committee Reports and comments from Board Members:**

**Economic Development:** No items

**Gettysburg Area Recreation Authority:** Mr. Sheppard stated the Board meeting is tomorrow night, May 28th. This past Saturday was the first annual music fest with 6 bands, this was held after the farmer's market. The farmers' market has grown immensely.

**CTA:** There are reports in the packets.

**COG:** Mr. Phiel stated there was a cyber security briefing on the results of the survey which was given to all of the County municipalities. This was given to make sure municipalities are up to speed with their cyber security. Mr. Phiel stated the Township was doing well with their cyber security measures. Mr. Phiel also gave a reminder that the ACATO Secretary luncheon is at noon on July 31<sup>st</sup> at Hoss's. Mr. Blocher had read from his report that during the May Adams County Council of Governments meeting Mike Hamel from the Penn State Extension reviewed the results of the Cyber Security survey. Cumberland Township participated in this survey, and we look forward to seeing how we did individually. Twenty-three percent of the registered voters participated in the May primary. Destination Gettysburg reported that 1<sup>st</sup> Qtr. travel was down, however picked back up in April. Last, the Adams County Planning Office reviewed bill 502 that was introduced that would remove local control over any energy Generating facility over 25 Mega Watts.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 8:05 p.m. for an executive session to discuss personnel and litigation with no action.

\_\_\_\_\_  
Michele Long, Township Secretary

\_\_\_\_\_)  
\_\_\_\_\_)  
\_\_\_\_\_) Supervisors  
\_\_\_\_\_)

\_\_\_\_\_)