

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Minutes of the April 14, 2016 Regular Meeting**

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Chairperson Jim Henderson. The meeting was recorded.

**ATTENDANCE**

Present were Jim Henderson, (*Chairperson*) Barry Stone, (*Vice Chair*) Stephen Tallman, Dennis Hickethier, Kenny Caudill, Ben Thomas (*Township Manager*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

Mr. Henderson announced that Mr. Thomas would be giving an update on a proposed project application that had been received by the Township this week.

Mr. Henderson also stated that he was adding an item to the ‘New Business’ section of the agenda for the Gettysburg Foundation Trail proposal that the Commission had been requested to review.

**APPROVAL OF MINUTES**

Approval of the Minutes from the March 10<sup>th</sup>, 2016 Planning Commission Meeting.

**Mr. Tallman made a motion to approve the minutes from the March 10<sup>th</sup>, 2016 Meeting. 2<sup>nd</sup> by Mr. Hickethier.**

**Vote: Yea - 5 Nay – 0**

**Motion Carried**

Mr. Thomas gave an update on a proposed project at 960 Barlow-Greenmount Road. Mr. Thomas stated that Keystone System Services has submitted a zoning variance application this week and this item will be on the Planning Commission agenda for the May meeting.

**PUBLIC COMMENT**

Neda Gross, 938 Barlow-Greenmount Road; she is aware of the variance application for the 960 Barlow-Greenmount property and they will be challenging this request at the upcoming meeting.

**ACTIVE BUSINESS**

**Misty Ridge Lot 5**

Re-submission of Lot 5 plan to be labeled as a ‘Preliminary’ plan not a ‘Preliminary/final as it was previously recommended.

Mr. Sharrah explained to the Commission why the plans are being changed to Preliminary and then phasing the final plans. Mr. Sharrah stated he was mistaken when this plan was originally submitted and thought the applicant had all 24 EDU’s for the sewer authority approved and received which in turn they did not. Mr. Sharrah continued to explain since they actually did not have those EDU’s and they cannot purchase all of those at this time they have to break the plan down into 6 units at a time, hence the reason why they have changed the original ‘preliminary/final plan’ to just a ‘preliminary plan’ and are phasing the buildings out into A,B,C&D for the final plans. Mr. Thomas added that the applicant may not be able to get to all of those buildings for quite some time, maybe years between each building, which is also why they are

going to phase out the final plans to one building at a time. Ms. Heine explained that this is the same plan as they have seen before just with a title change to be only “Preliminary Plan”. Ms. Heine reviewed a few comments with the Commission that the applicant needed to add to the plan. Mr. Sharrah was in agreement with the comments.

**Mr. Stone made a motion to reaffirm the prior recommendation to this plan being a preliminary plan now not a preliminary/final in accordance with the engineering comments dated April 13, 2016.**

**2<sup>nd</sup> by Mr. Caudill.**

**Vote: Yea 5 Nay: 0**

**Motion carried**

## **ACTIVE BUSINESS**

### **Misty Ridge Lot 5; Building A**

Re-submission of Lot 5, Final plan for Building ‘A’ only, located on Misty Ridge Road.

Ms. Heine explained that this is the same plan that was at the meeting last month. Ms. Heine reviewed the updated engineering comments with the Commission. Mr. Sharrah added that he would contact Gettysburg Municipal Authority to get an updated letter regarding approval.

**Mr. Stone made a motion to recommend approval in accordance with the engineering comments.**

**2<sup>nd</sup> by Mr. Tallman.**

**Vote: Yea 5 Nay: 0**

**Motion carried**

## **ACTIVE BUSINESS**

### **Grandview Station**

Preliminary plan proposing the construction of five new storage buildings and two new retail buildings on a lot with an existing commercial/retail establishment. Plan is proposed to be done in three phases on the existing 3.7 acres lot located on Biglerville Road (Route 34).

Ms. Heine explained that this was tabled last month due to the applicant’s representative not being present to answer some questions and comments. Ms. Heine explained the plan to the Commission, noting that this is only a Preliminary Plan. Mr. Sharrah discussed the plan with the Commission and Ms. Heine. Mr. Sharrah stated that the issue with one way circulation was not a requirement, the issue was raised at a meeting but not required by PennDOT. Ms. Heine reviewed their comments with Mr. Sharrah and the Commission. There was a lengthy conversation with the Commission regarding storm water management issues, Ms. Heine stated that Mr. Sharrah had made a lot of revisions to the plan regarding storm water management to coincide with their comments.

**Mr. Stone made a motion to recommend approval to the Board of Supervisors in accordance with the engineering comments.**

**2<sup>nd</sup> by Mr. Hickethier.**

**Vote: Yea 5 Nay: 0**

**Motion carried**

## **NEW BUSINESS**

### **Gettysburg Foundation Letter of Request**

Mr. Henderson received a letter from the Gettysburg Foundation in regards to their intent to construct a new, multipurpose trail linking the historic George Spangler Farm with the Gettysburg National Military Park Museum and Visitor Center. The Foundation is asking for response as to whether the proposed trail aligns with the Planning Commissions goals within the Township.

Mr. Hickethier explained the trail to the commission since he is familiar with the trail and is involved in a bicycle group that is working on other trails that will connect with this one. Mr. Hickethier stated that there are many good things about this and it's something that is needed for the community. Mr. Hickethier feels supportive of this because it is improving transportation within the Township.

**Mr. Hickethier made a motion to ask the Board of Supervisors to provide a letter of recommendation to the Gettysburg Foundation for support of this trail.**

**2<sup>nd</sup> by Mr. Stone.**

**Vote: Yea-5 Nay-0**

**Motion carried**

## **OTHER BUSINESS**

### **Zoning/Code Officer's Report**

In Mr. Naugle's absence Mr. Thomas reviewed the March building/zoning activity with the Commissioners.

Mr. Thomas also advised the Commission that the Board of Supervisors reviewed a revised copy of some zoning text changes during a meeting at the beginning of this month. Mr. Thomas stated that there were a lot of proposed changes but most of those changes are going to wait for the comprehensive plan to be completed. Although there are about 10 pages of the original 19 pages reviewed that we will still be moving forward with. Mr. Thomas informed the Commission that this will be coming for their review at either the June or July meeting this year along with a PowerPoint presentation.

Mr. Thomas updated the Commission on Devonshire Village and informed them that the Department of Environmental Protection lifted the boil water notice.

## **OTHER BUSINESS**

Mr. Fred Heerbrandt asked why his active plan was not on the agenda and being reviewed this evening. Mr. Heerbrandt asked for his plan to be moved to the Supervisors since he submitted his developer's agreement at the beginning of this month. Mr. Thomas informed Mr. Heerbrandt that the developer's agreement was received and is being reviewed by the Township Attorney at the current time. Mr. Heerbrandt stated that two plans were moved forward tonight with conditions and would like his moved forward also. Staff reviewed the files to see what other comments still needed to be addressed with the Timeless Towns WWTP plan. Mr. Thomas reviewed the last motion made at the February Planning Commission meeting adding that there may be other engineering comments that need to be addressed. Ms. Heine asked if any revised plans had been received. Mr. Heerbrandt felt there are no other issues that need

to be addressed therefore no revised plans need to be submitted. Mr. Heerbrandt also stated that he had a copy of his response letter to the February engineering comments. No one at the Township nor the Engineering office had a copy of the response letter which Mr. Heerbrandt referenced. Mr. Heerbrandt stated that his letter was discussed at the February meeting. Mr. Henderson stated that he had outstanding notes from when this plan was reviewed at the February meeting, one being an adequacy letter was required from the Conservation District and Mr. Heerbrandt was requesting a waiver only to not have to pay the 800.00 fee, which was not a hardship to the plan. Mr. Thomas stated that since we do not have a copy of the response letter that Mr. Heerbrandt is referring to it is not fair to put the Commission nor Ms. Heine on the spot to have to review this at tonight's meeting. The next Planning Commission meeting is May 12, 2016 which is before the time an extension request is required which gives everyone enough time to review all items of this plan for next month's meeting. Mr. Heerbrandt wanted it reviewed at tonight's meeting and the planned moved to the Supervisors. Mr. Thomas stated this would not happen at this meeting.

**ADJOURN**

**There being no further business, the meeting was adjourned at 8:35 p.m. by motion of Mr. Caudill seconded by Mr. Hickethier. Motion carried.**

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Michele Long, Secretary