

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Minutes of November 14, 2019**  
**1370 Fairfield Road, Gettysburg, PA 17325**

**Called to order:**

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

**Attendance:**

Jim Henderson-Chairperson, Barry Stone-Vice-Chairperson, Steve Tallman, Dennis Hicketier, Sam Wiser - Solicitor, Michele Long-Zoning Officer, Annelise Niner- Administrative Assistant.

**Absent:** Kenny Caudill

**Minutes:**

Approval of Minutes for October 10, 2019, Planning Commission were approved as submitted.

**Public Comment:**

There was no public comment at this time.

**Active Business:** None

**New Business:**

**Artillery Ridge Campground**

Mr. Gary Ott, Artillery Ridge Campground, addressed the Planning Commission regarding a proposed Conditional Use Case for 610 Taneytown Road, Gettysburg, PA. Mr. Ott provided a brief history of the property elaborating on proposed plans to add a Hotel/Motel to the existing property. The lodging facility, as proposed, would be separate from the existing campground and operate independently. The proposed placement of the facility would most likely lead to relocation or removal of several current campsites. Mr. Ott added that in order to move forward and continue discussions with a hotel chain, they are looking for conditional approval of the proposed conditional use request.

The Planning Commission expressed concerns with the existing onsite Wastewater Treatment facility and if available capacity exists to serve the expanded use of the property. Mr. Ott explained that if the existing treatment plant needed to be upgraded or improved, they would be responsible for the associated costs. Mr. Sam Wiser, Township Solicitor, discussed that stormwater management may also be an area of concern and advised Mr. Ott to work with an engineer on the proposed plan. Additionally, Mr. Wiser suggested that Mr. Ott consider looking into subdividing the land area where the proposed Hotel/Motel would be located, which may address stormwater management concerns. After review and discussion, it was determined that the Conditional Use application as submitted is not detailed enough for either the Planning Commission nor the Board of Supervisors to act upon.

Mr. Ott has withdrawn the Conditional Use case for Artillery Ridge Campground Hotel/Motel until such time that he is able to meet with an engineer. Mr. Ott will re-file the application for consideration with a better-detailed plan to present.

**General**

Ms. Michele Long presented her report for October to the Planning Commission.

**Adjourn**

There being no further business the meeting was adjourned at 7:37 pm

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Annelise M. Niner, Administrative Assistant