

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Minutes of October 10, 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, Kenny Caudill, Steve Coccorese - Solicitor, Michele Long-Zoning Officer, Annelise Niner- Administrative Assistant.

**Absent:** Dennis Hicketier

**Minutes:**

Approval of Minutes for September 12, 2019 Planning Commission were approved as submitted.

**Public Comment:**

Mr. Kraig Faust, President of the Deatrick Village Condominium HOA reviewed a letter in regard to concerns with the proposed Gettysburg Ridge Development. These questions were addressed with an HOA Board member and Mr. Burkentine via a phone conversation.

Mr. Faust expressed the HOA's two major concerns are with the density of proposed housing and with the drainage of the lot. In regards to the density of the number of the units proposed, Mr. Faust explained that there was a statement in the plan, that for every one tree removed that two trees would be planted in its place. This was a concern due to the proposed new tree growth not being as large as the current ones as well as the life span being shorter. Lastly, the concern with drainage, there is a current drainage area that would be filled in and removed. Mr. Faust expressed that the concern of the HOA is if there were going to be homes placed on previous drainage areas and with soil settlement in that area would it be safe.

**Active Business:**

**Gettysburg Ridge:**

Ms. Leah Heine, KPI Technology, spoke to the Planning Commission in regards to the proposed development of an existing lot of 3.714 acres. Ms. Heine reviewed updates on the KPI comments submitted on September 27, 2019.

In KPI Technology Subdivision Ordinance comments the following updates were reviewed. Comment #1: Adams County Planning comments should be considered. Ms. Heine explained that the revised plans have been delivered to Adams County Planning. Comment #2: The following waivers are being requested; A) to allow slopes greater than 10% within 20 feet of the property line. With the revised plan, the extent of this condition has been reduced greatly; and B) The requirement to submit a Preliminary Plan. These waivers were recommended in the previous meeting regarding the plan; Comment #3: The approved Erosion Control Plan/NPDES permit, Ms. Heine explained this was currently in the works and should be done in a couple of weeks. Comment #4: Comments of August 15, 2019, the Township Traffic Engineer's letter is under review, Ms. Heine explained that they are currently still under review. Comment #5: A Township HOP (Highway Occupancy Permit) will be required for proposed utility and driveway access. Ms. Heine asked to have this added to the current set of plans.

Ms. Heine informed the Planning Commission that Comment # 6, professional certifications should be executed and Comment #7, the owner's acknowledgment should be executed. This will be addressed at the end. With regards to Comment #8, the Township may wish to consider if on-street parking is desirable on Deatrick Drive. Ms. Heine discussed with the Commission that this would be up to the Township. Comment #9: Site access was reviewed as a parking lot and the entrances to the access drive; A) on the 1"=20' scale drawing, shows the intersection angle, radii, and spot elevations. Ms. Heine asked for enlarged drawings because the contours are not showing up. Comment #10: With the proposed ADA ramps, this would be a Township discussion in regards to where they should be proposed. Comment #11: A note should be added requiring submission of the grading plan and that Land Development plan sheets may be

used as a grading plan submission by the Township. Ms. Heine explained KPI was good with this and should be able to submit now. With comment #12: review and approval of the Gettysburg Municipal Authority are required for proposed public water improvements. We note that the new water line layout requires four cuts across Deatrick Drive. Ms. Heine asked that the township's trench restoration detail be added.

Ms. Heine explained Comment #13: Review and approval of the Cumberland Township Authority is required for sanitary sewer improvements. This is a separate Authority comment and would reflect no major change. Comment #15: The bonding of related improvements has required an estimate that should be submitted for review, they have been submitted and are under review. Comments # 16 and #17: Land Development Agreement and video/photo documentation of Deatrick Drive prior to starting, Ms. Heine said that these comments will remain.

Ms. Heine gave a brief update on the revised Stormwater Management, on letter A, KPI is in discussion with Bob Sharrah on that. Comment #18: Letters B-D have been completed and letters E&F will need to be taken care of.

Ms. Heine explained that with the updates in regards to the comments, KPI felt comfortable with moving the plan forward.

There was a discussion held between the Planning Commission, Ms. Heine and Kraig Faust (HOA Board President of Deatrick Village) in regards to parking along Deatrick Drive. Mr. Faust expressed concern with potential parking along Deatrick with the Army National Guard using the drive to set up their convoys. Mr. Faust also explained that when this happens, they take up a large portion of the road and if there is parking allowed this would cause major issues. Planning Commission suggested that they have parking along one side of Deatrick Drive. With that, the Planning Commission asked to have the Township contact the Army National Guard with the possible addition of parking along Deatrick Drive. Also, the Planning Commission held a brief discussion in regards to unit 29 and their continued concerns with the parking for that unit. In addition to concerns from the Deatrick HOA with regards to the existing wetlands along the back of the property, Mr. Sharrah discussed that they are within compliance with the regulations for the wetlands.

**Motion: Mr. Steve Tallman motioned to forward Gettysburg Ridge to the Board of Supervisors with eliminating Unit #29, per KPI comments, also to add parking along one side of Deatrick Village. Seconded by Barry Stone.**

**Vote: 4 Yea, 0 Nay**

**Motion carried.**

### **American Battlefield Trust**

Ms. Leah Heine, KPI Technology, gave a brief update on the American Battlefield Trust since the September meeting. In the comments from KPI Comment #3: The sewage planning (non-building waiver) is being processed. Comment #5: The recently added Walking Trail assignment note, this will have to be done. Comment #6: The Access Deed of Easement and an Easement and Maintenance Agreement, Ms. Heine stated this needs to be clear who is maintaining. In the discussion with the Planning Commission, Ms. Heine explained that the Planning Commission had granted waivers A-D were approved during the September meeting. Waiver E is now eliminated with the addition of Sheet 4 to the plans.

**Motion: Mr. Caudill motioned to recommend the American Battlefield Trust minor subdivision plan to the Board of Supervisors pending KPI Technologies comments. Seconded by Barry Stone.**

**Vote: 4 Yea, 0 Nay**

**Motion carried.**

**New Business:** None

### **General**

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

### **Adjourn**

There being no further business the meeting was adjourned at 7:58 pm

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Annelise M. Niner, Administrative Assistant