

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Minutes of the July 11, 2019, Regular Meeting**  
**1370 Fairfield Road, Gettysburg, PA 17325**

**CALL TO ORDER**

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

**ATTENDANCE**

Present were Jim Henderson (Chairperson), Barry Stone (Vice-Chairperson), Dennis Hicketier, Kenny Caudill, Steve Tallman, Sam Wisner (Solicitor), Michele Long (Zoning Officer), Annelise Niner (Administrative Assistant)

**APPROVAL OF MINUTES**

Approval of Minutes from the June 13, 2019, Planning Commission Meeting. **Motion to approve the submitted minutes was made by Dennis Hicketier and Seconded by Barry Stone.,**  
**Vote: Yea- 5 Nay-0**  
**Motion Carried.**

**PUBLIC COMMENT**

There was no public comment at this time.

**ACTIVE BUSINESS**

**Wayne & Susan Hill Recommendation**

Ms. Leah Heine KPI Technology gave the Planning Commission a brief overview of the Hill Subdivision. The subdivision was initially presented to the Planning Commission in July of 2018 and was tabled at the time. The submission brought forward this evening now contains an Erosion Sedimentation Plan and Stormwater Management Plan. During the 2018 meeting the Planning Commission acted on one waiver request.

Mr. Bob Sharrah, Sharrah Design Group discussed with the Planning Commission that there were a couple of items they have been working on. Mr. Sharrah discussed that with disturbing more than 1(one) acre the subdivision had to go under an endangered species study to which they found two different types of plants. They had to wait until the correct time of year to look for these two types of plants. Now with the clearance, they can move forward with the plans. The plans before the Planning Commission are more fully developed showing the access drive, and generic stormwater management associated with the generic placement of the homes on the plans.

Ms. Heine discussed that due to not much being changed the plan did not need to go back before the Adams County Planning Department for further comments.

Mr. Kenny Caudill discussed that the plans show proposed locations of the homes to be built. He asked if the buyer of the lot would want to change the location of the home what would that entail? Mr. Sharrah explained that if the proposed buyer would want to change the location of the home. They

then would need to come back to the Township for approval as well as getting approval from the Conservation District in regards to the NPDES permit being changed.

Mr. Caudill asked if there had been a determination that the radius was wide enough for emergency equipment. Mr. Sharrah explained that he could do a fire truck templet turn around to make sure the clearance is there.

In the discussion, Mr. Wiser discussed with the Planning Commission that there needs to be a joint shared driveway agreement with the property owners for maintenance, as well as a Storm Water Maintenance agreement for the berms and maintaining them.

Ms. Heine asked the Planning Commission if they had any conditions on the waiver or are there any additional things that the Planning Commission would like to see.

The Planning Commission asked that there be a turning templet done for the fire truck equipment, as well as a Driveway maintenance agreement. Mr. Sharrah did want to clarify that the owners are just selling the lots. They are not building the homes. Mr. Sam Wiser, Solicitor, felt the best way to deal with the berms, is that if the berms are located on their property, then it's the homeowner responsibility to maintain them.

**Motion:** Mr. Barry Stone motioned on the required recommendation to the Board of Supervisors for their review in regards to the waivers asking the following, 1) Planning Commission felt satisfied with the road right away of 40 Feet. 2) Planning Commission was satisfied with the condition there was clarification on what will be the homeowners' responsibility in regards to the Stormwater Management and Road maintenance. Seconded by Steve Tallman.

**Vote: 5- Yay, 0-Nay**  
**Motion passed.**

With further discussion, Ms. Heine spoke to the Planning Commission in regards to the number # 10 on the KPI comments. It reads that all lots must "front" on a dedicated public street (existing or proposed), or upon an approved private street constructed to the Township's specifications and ordinances. Ms. Heine felt that the second waiver in regards to this may be needed. Mr. Sharrah felt the plans meet the requirements and there was no need for a waiver. Mr. Wiser also felt the plan meets the requirements and there was no need for the waiver.

**Second Motion:** Mr. Steve Tallman motioned to forward the plan to the Board of Supervisors with the recommendations and with KPI recommendations. Seconded by Mr. Caudill.

**Vote: 5-Yay,0-Nay**

**Motion passed**

**NEW BUSINESS**

**Cumberland Village Phases 1A & 1C Removal of Previously Planned Pedestrian Trail Recommendation**

Ms. Heine gave the Planning Commission an overview of the proposed removal of the previously approved pedestrian trail/bridge connection of Phase 1A and Phase 1C of the Cumberland Village Planned Community. In the removal, it should be understood that that the plan will eliminate the physical trail, but that the 20-foot wide pedestrian access easement will remain.

The discussion was held in regards to other possible locations for a connecting trail, as well as the Adams County Comments in regards to the trail being removed. In the discussion, the Planning Commission asked Mr. Wisner if the easement is to remain and someone gets hurt while on the easement itself, then who is responsible for it. Mr. Wisner explained that the HOA and property owners would be held liable.

**Motion:** Mr. Kenny Caudill motioned to recommended removal the Pedestrian Trail/Bridge connection of Phase 1A & Phase 1C from the Cumberland Village Planned Community, the access easement will remain. Seconded by: Steve Tallman.

**Mr. Dennis Hickether abstained from voting.**

**Vote: 4-Yay, 0-Nay, 1 Abstain**

**Motion carried.**

**6. GENERAL**

**Zoning/Code Officer's Report for July 2019**

Ms. Michele Long presented the Report for July to the Planning Commission.

**7. ADJOURN**

**There being no further business, the meeting was adjourned at 8:25 pm by the motion of Mr. Steve Tallman. Seconded by Mr. Hickethier.**

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**Annelise M. Niner- Administrative Assistant.**