

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of November 12, 2020
1370 Fairfield Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 7:00 P.M. by Chairman Barry Stone.

Attendees: Chairman Stone, Vice-Chairman Steve Tallman, Members Barbara Underwood; Kenny Caudill; Jim Henderson; Bob Sharrah, PLS; Township Solicitor Sam Wisner, Zoning / Building Code Official Michele Long, KPI Technology Representative Leah Heine,

Minutes of the October 8, 2020 Regular Meeting: ***Approved on a Caudill, Henderson motion; 5-0 vote.***

Public comments:

New Business:

Adams County Historical Society: Final plan to construct a two-story museum and archives building along with a separate storage building located along Biglerville Road. Eric Johnston representing the Historical Society gave an overview of the project. Mr. Johnston advised he would address both Adams County Planning comments and KPI Engineering comments. Leah Heine reviewed the KPI Engineering comments. Mr. Johnston stated they were working with the traffic consultant for the traffic study.

Mr. Johnston asked for the waivers requested to be recommended for approval.

Mr. Tallman recommended waiver of the preliminary plan requirement. 2nd by Mrs. Underwood; 5-0 vote.

Mr. Caudill recommended waiver of the concrete monuments; they are proposing to provide only 1 concrete monument. 2nd by Mr. Henderson; 5-0 vote.

Mr. Tallman recommended the waiver of the slopes less than 10% from the property line and waiver of the basin slope sides with the condition of the acknowledgement from the adjoining property owners and acknowledgement from PennDot. Mr. Wisner asked Mr. Johnston to provide a narrative for the Board of Supervisor's as to why the modification is necessary and the grounds as to which the modification should be granted. 2nd by Mr. Caudill; 5-0 vote.

The Commission discussed bus parking and requested the applicant to consider one-way traffic completely around the building for buses.

The Commission discussed the dedicated right-of-way/easement which will need to be discussed with the Township Manager and Road Superintendent.

It was noted that the dedicated easement may be used as a sidewalk easement.

Mr. Tallman requests the applicant to identify pedestrian access easement at the front of the property. 2nd by Mr. Caudill; 5-0 vote.

The Commission asked for no parking signs to be posted along Biglerville Road. Mr. Wisner stated an ordinance would need to be adopted for this.

Mrs. Underwood made a motion to recommend an ordinance for No Parking signs along Biglerville Road in front of this property, 2nd by Mr. Tallman; 5-0 vote.

Mr. Tallman recommended tabling the plan to address outstanding engineering comments. Mr. Wise also asked for the unreasonable/hardship to be identified in accordance with the waiver requests. 2nd by Mr. Henderson; 5-0 vote.

Active Business:

Old Mill Overlook: Final plan submittal for 112 single-family rental units and associated streets, located along Old Mill Road. Leah Heine with KPI discussed the changes to the plan which were parking spaces that would not be added but would be available to be there and paved if needed in the future. Mr. Sharrah noted the fenced in area that will be available for active recreation. Mr. Sharrah is unaware of how the active recreation area will be used as this will be the Developer's decision, but it is approximately 10,000 square feet. It was agreed upon that the amenities will be installed when 20% of the Occupancy Permits are issued for the entire development. Mr. Sharrah felt Mr. Wiser's memorandum regarding open space gave an overall overview of its definition and how it can be used. Mr. Sharrah agreed to write a narrative on how the open space will benefit the residents. Mr. Sharrah was in agreement with all of the engineering comments. Mr. Caudill recommended approval based upon the completion of KPI comments, 2nd by Mr. Henderson; 5-0 vote.

General: Mr. Tallman discussed open space with the Commission and how he would like the Ordinance to be changed so open space can actually be used for recreation. Mr. Wiser recommended the Commission give their recommendations for the new ordinance to the Board. Mr. Tallman would like to discuss this at the next meeting.

The Zoning / Building Code Officer's Report was acknowledged for October, 2020.

There being no further business the Meeting was adjourned at 9 P.M. ***Approved on a motion by Caudill, Henderson. Motion carried 5 -0.***

Submitted by: _____