

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of October 8, 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 was absent); Erik Vranich, P.E.; Bob Sharrah, LPS; Township Solicitor Sam Wiser, Zoning / Building Code Official Michele Long, KPI Technology Representative Leah Heine, Township Manager Ben Thomas, Jr.

Minutes of the September 10, 2020 Regular Meeting: **Approved on a Tallman - Underwood motion; 4-0 vote.**

Public comments: None

New Business:

Duplex Property: Preliminary / Final Plan proposing to combine two (2) previously recorded lots back into one (1) single lot located on Biglerville Road (the previously recorded Sunny Daze subdivision, 2007 plan from Adams Co. Housing Authority). KPI Technology's Leah Heine reviewed the October 7, 2020 letter that included 28 comments along with multiple comments from Adams Co. Office of Planning and Development (ACOPD) dated October 2, 2020. Supervisors have until January 6, 2021 to act on the Plan. The applicant may submit as a preliminary / final plan. A proposed pressurized sewer lateral to a force main will need to be reviewed and approved by the Cumberland Township Authority. Jack N. Powell, P.E. for the applicant, then participated in the discussion via telephone. He affirmed reviewing KPI Technology and Adams Co. Office of Planning and Development's correspondence and will work with KPI Technology to edit the plan. **Motion of Tallman – Caudill tabled the plan on a 4-0 vote.**

Gettysburg Regional Airport: L.R. Kimball representative Gregory Schrock, P.E., and Dave Spaulding were present on behalf of the Airport Authority. Mr. Schrock reviewed the Preliminary Plan that will be phased in and built on the south side of the current runway based on available funding; The existing pond will be eliminated; KPI Technology comments dated October 8, 2020 and Adams County Office of Planning and Development comments dated October 2, 2020 were reviewed; ACOPD comments will be met with a future plan submission; Several ACOPD comments are on the plan; The airport owner, Harrisburg International Airport (Susquehanna Airport Authority) desires to get the site ready while the proposed hangars will be constructed by others; Fencing is in place around the airport perimeter; Photometric plan will be submitted; Erosion and sedimentation plan is included and has been submitted to Adams Co. Soil Conservation Service for review; An NPDES permit application has been submitted to Pa. Dept. of Environmental Protection; Signatures will appear on the final plan; Solicitor Wiser advised an appropriate legal description and deed will need authored; A note on the plan should indicate hangars will be constructed as located on the plan; Other comments have been or will be addressed; A discussion was held regarding the Township's Recreation Fee ordinance; Commission members affirmed the ordinance will require appropriate recreation fees estimated at \$40,510; The applicant may make a presentation to the Board of Supervisors for a fee payment schedule based on phased future construction. Two variances were recently approved by the Township's Zoning Hearing Board regarding fencing and steep slopes; Storm water

(SWM) protection for the adjacent Lincoln Estates mobile home park was discussed. The design engineer explained the SWM plans will improve volume control of the storm water that was affirmed by Ms. Heine.

Two waivers are requested; 1) To the requirement to have storm water management basin floors with a minimum slope of two percent [2%]; and 2) To the requirement to have slopes less than ten percent [10%] within 20 feet of a property line. The steep slope is on airport property and does not affect adjacently owned land. This is requested to affirm Federal Aviation Administration regulations.

***A Tallman – Underwood motion recommended approving a waiver for storm water minimum slope of two percent; Motion carried 4-0 ; A Caudill – Underwood motion recommended approval of a waiver request for slopes less than 10% 20 ft. from the property line; Motion carried 4-0.***

The plan review continued. It was recommended that the plan be submitted as Preliminary / Final with building construction phasing submitted at that time; Kimball's engineer will work with Lincoln Estates ownership regarding SWM installation / improvements; Public water infrastructure will need review and approval by Gettysburg Municipal Authority (GMA). GMA did submit a willingness to serve letter dated November 5, 2019; Plans need submitted to Cumberland Township Authority (CTA) for sewer service with limited sewage flow anticipated. CTA also submitted a willingness to serve letter dated December 10, 2019; The engineer advised there is no Penn Dot right of way impact; Commission members suggested an additional 10 ft. easement for future pedestrian access / safety along SR0030; Plans should be submitted to Gettysburg Fire Department for review and fire flow comments. ***Motion of Caudill – Tallman tabled the plan with a revision pending submission as Preliminary / Final. Motion carried 4-0.***

Active Business:

**Gettysburg Outdoor, Inc. (Highland Twp.):** A proposed lot addition combining a 27 acre parcel to the adjoining 53 acre parcel located on the south side of Fairfield Road. Most lands are located in adjacent Highland Township with a small portion of a flood plain area located in Cumberland Township. Mr. Sharrah was present of Sharrah Design Group representing the applicant. He advised there would be no construction in Cumberland Township as the plan reverses a prior plan approval by Highland and Cumberland Townships. A deed of dedication will be needed. ***Motion of Tallman – Underwood recommended approval by the Cumberland Township Supervisors. Motion carried 4-0.***

**Stanley Flaggs Subdivision:** Preliminary / Final plan proposing to convert two (2) existing parcels into seven (7) parcels, one of which will be the current Flaggs residence, located on Swetland Road, a total of 99.59 acres. Each lot is greater than ten (10) acres: Erik Vranich, P.E., of William F. Hill Associates, was present representing the applicant as he was also present at the September 10 meeting with a presentation at that time. He reviewed KPI Technology's October 7, 2020 correspondence; A Pa. Dept. of Environmental Protection Sewage Planning Module Form 4-A is required.

***Motion of Tallman – Underwood recommended preliminary / final approval to the Cumberland Township Supervisors. Motion carried 4-0. Ms. Heine reviewed the Sewage***

**Planning Module Component 2 (4-B form) questions. Motion of Underwood – Tallman authorized signature by the Planning Commission Chairman. Motion carried 4-0.**

General: The Zoning / Building Code Officer's Report was acknowledged for September, 2020.

There being no further business the Meeting was adjourned at 8:50 P.M. **Approved on a motion by Caudill - Underwood. Motion carried 4-0.**

Submitted by: \_\_\_\_\_ Ben Thomas, Jr. Twp. Manager