

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of July 8, 2021
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, Members Barbara Underwood, James Henderson (arrived at 7:06PM), and Kenny Caudill; Zoning / Building Code Official Michele Long; Treasurer Camie Stouck-Phiel

Minutes of the June 10, 2021 Regular Meeting: ***Approved on an Underwood, Caudill motion; 3-0 vote.***

Public comments: None

Active Business:

Open Space Draft Ordinance Amendment

Review the final draft of open space ordinance amendment.

Caudill made a motion to recommend the Open Space Draft Ordinance Amendment be forwarded to the Board of Supervisors, Underwood 2nd the motion; Motion Carried 3-0.

New Business:

Richard & Carol Fitzgerald

Subdivision of one new lot located at 519 Ridge Road. The plan proposes to designate a residential tract (Lot 2) and create Lot Addition "A." This Lot Addition "A" will be conveyed to Lot 1 (lot with existing home) to create a new lot of about 10.5 acres. The residual lot, about an acre in size, will contain the T-Mobile tower. All existing and proposed are in the Residential District.

Heine discussed engineering comments, starting with the zoning ordinance comments. Heine mentioned that the zoning district boundary line located on the southwestern side of Lot 1 should be shown on the plans. Heine also stated that because Ridge Road is a collector road, there should be a 40-foot front building setback shown on the plans. Heine concluded that any previous relative conditions of Conditional Use Hearings for the tower should be reviewed and applied.

Subdivision Ordinance Comments were discussed next. Adams County Planning comments should be considered. Heine also asked that the plan be provided at a scale no less than 1" = 50.' The cart and right-of-way widths should be provided for Route 15 and the location of the existing home's water supply should be indicated. The plan states that wetlands are present therefore the source of the wetland information should be provided. Sewage Facilities Planning (non-building waiver) approval is required. Heine went on to note that the Ridge Road right-of-way should be shown as 60 feet. She asked that the plans verify that the existing tower driveway is a minimum of 5 feet from the proposed property line. Heine stated that it appears

that a stream exists at the back of Lot 1, if this is the case an easement should be provided for that area. Finally, a Deed of Consolidation will need to be provided for review and recorded in conjunction with the plan.

Underwood made a motion to recommend this plan be forwarded to the Board of Supervisors, conditioned upon the engineering comments being addressed on the revised plan. Henderson 2nd the motion; Motion Carried 4-0.

General:

The Zoning / Building Code Officer's Report was acknowledged for June 2021.

There being no further business the Meeting was adjourned at 7:40 P.M. ***Approved on a motion by Caudill, 2nd by Henderson. Motion carried 4-0.***

Submitted by: _____ Camie Stouck-Phiel, Treasurer