

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of May 13, 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, Vice-Chairman Steve Tallman, Members Barbara Underwood, James Henderson (Arrived at 7:45PM), and Kenny Caudill; Township Solicitor Sam Wisler; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Treasurer Camie Stouck-Phiel

Minutes of the April 8, 2021 Regular Meeting: ***Approved on a Caudill, Tallman motion; 4-0 vote.***

Public comments: None

Active Business: None

New Business:

**King Property**

Construction of two (2) new greenhouses on 121 acres located on Horner Road. The proposal is to build two greenhouses (each 200' x 32') on an existing improved farm of about 121 acres in the Agricultural District along Horner Road. Kris Raubenstine, from Hanover Land Services was present representing Mr. King. Mr. King is intending to build two greenhouses for the purpose of drying tabaco. Raubenstine noted that no water or electric is proposed for the greenhouses. Engineering comments were reviewed by Heine. The only zoning comment Heine discussed was that an Agricultural Protection Plan should be submitted. Heine stated that Adams County Planning comments are yet to be received. A wavier request has been submitted requesting that the plan be submitted as a Preliminary Plan. Heine requested that the existing well and septic locations be identified on the plan. An approved Erosion Control Plan is currently in progress. Six to Seven standard Cumberland Township notes should be added to the plan. Heine also stated that it should be determined that the access drive to the greenhouses is adequate to support the frequency and type of vehicle proposed to use the access. For this plan only the Stormwater Management and E&S need to be bonded. Heine next discussed the Stormwater Management Plan notes. A change to a multiplying factor was made on one of the worksheets, some additional Operations and Maintenance and "detail" notes should be added, and finally the owner should sign a Stormwater Management Operations and Maintenance Agreement.

***Tallman made the motion recommending the approval of the waiver request of the plan being submitted as a Preliminary Plan, Underwood 2<sup>nd</sup> the motion; Motion carried 4-0.***

***Tallman made a motion to recommend this plan be forwarded to the Board of Supervisors for approval, subject to the requested items by KPI be completed and no new County comments, Caudill 2<sup>nd</sup> the motion; Motion Carried 4-0.***

**Artillery Ridge Campground**

Construction/renovations of a new swimming pool, splash pad, outdoor pavilion, mini golf course, half basketball court and 19 new camping sites with utilities located on Taneytown Rd. Areas of existing impervious will also be removed as part of the project. Utilities include new gravity sewer pipes, manholes and duplex sewage grinder pump station. The proposed Limit of Disturbance is more than 1 acre, therefore, a NPDES permit is sought. Blaine Markel with James R. Holley & Associates was present to represent the property owner. There was discussion from the applicant's engineer and staff for the possible need of a variance in regard to the height of the new pavilion not meeting current development standards. Mr. Wiser also confirmed the need of a conditional use request for the plan. The plan was tabled for outstanding items to be completed.

***Underwood recommended the plan be tabled, Caudill 2<sup>nd</sup>; motion carried 5-0.***

**General:**

Open Space was once again discussed.

***Tallman made the recommendation that the open space draft ordinance be moved to the Board of Supervisors for review, Underwood 2<sup>nd</sup>; motion carried 5-0.***

Future electric charging stations in the Township were discussed.

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

There being no further business the Meeting was adjourned at 9:21 P.M. ***Approved on a motion by Caudill, 2<sup>nd</sup> by Henderson. Motion carried 5-0.***

Submitted by: \_\_\_\_\_ Camie Stouck-Phiel, Treasurer