

CUMBERLAND TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of September 9, 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, Steve Tallman, and James Henderson; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Treasurer Camie Stouck-Phiel

Minutes of the August 12, 2021 Regular Meeting: ***Approved on a Tallman, Underwood motion; 4-0 vote.***

Public comments: None

Active Business:

**Artillery Ridge Campground:**

Construction/renovations of a new swimming pool, splash pad, outdoor pavilion, mini golf course, half-court basketball areas and associated utilities. 32 primitive campsites will be removed, and 19 new RV camping sites will be added. Areas of existing impervious will also be removed as part of this project. The property is located at 610 Taneytown Road. Blaine Markel, the Project Designer, and Gary Ott the property owner both were present to represent the project.

The engineering comments were discussed for consideration. It was noted that all zoning comments had been addressed. The first item discussed was the subdivision comments. The applicant is requesting a waiver to submit the plan as a Preliminary Plan. Heine commented that this is typical of a plan of this type.

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

Heine continued with the subdivision comments. She stated that the building setback for a surface parking area to a property line of 10 feet needs to be noted on the plan. Heine discussed the 4-inch section of sewer pipe, Markel explained that this is incorrectly marked on the plans, and the plans will be changed to note that the sewer pipe is 6 inches. A profile needs to be shown for the force main to its end point. This would show any high points in the line. To meet ordinance requirements some on-site grading adjustments also need to be made. The engineer recommended that a stone with "more fines" be used on the RV pad sites and access roads for better compaction. Heine stated that calculations needed to be provided to show that no additional sewage flows will result from the Camp/RV site changes or from flows from the enlarged pool. Heine reminded Markel and Ott that bonding of related improvements is required. In conclusion, a couple documents are still needed, a copy of the BDF (Brief Description Form), an approved Erosion and Sedimentation Control Plan and NPDES permit, and a Development Agreement. Heine established that there were just a few remaining stormwater comments. A detail/specifications for the amended soils should be included. Also, it appears that some work including amended soils is proposed off-site, permission for this work

will need to be granted by the adjoiner and they will need to be party to the Stormwater O&M Agreement. Heine stated that some more details need to be added to the Operations & Maintenance notes on the plan. Finally, a Stormwater Management Operations and Maintenance Agreement is required.

***Stone made a motion to recommend this plan be forwarded to the Board of Supervisors, conditioned upon the engineering comments being addressed and satisfied. Tallman 2<sup>nd</sup> the motion; Motion Carried 4-0.***

New Business:

**Cambridge Crossings Phases 2 & 3:**

Final plan for 79 single-family attached homes located on Boyds School and Biglerville Roads. Bob Sharrah was present to discuss the plan. The engineer did not have comments ready for the meeting. The county comments were lightly reviewed.

***Underwood made a motion to table this plan. Henderson 2<sup>nd</sup> the motion; Motion Carried 4-0.***

General:

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

There being no further business the Meeting was adjourned at 8:15 P.M. ***Approved on a motion by Tallman, 2<sup>nd</sup> by Henderson. Motion carried 4-0.***

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