

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of November 18, 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, Kenny Caudill and James Henderson; Township Solicitor Sam Wisner; Zoning / Building Code Official Michele Long; KPI Technology Representative Leah Heine; Finance Director/Treasurer Camie Stouck-Phiel

Minutes of the September 9, 2021 Regular Meeting: ***Approved on an Underwood/Tallman motion; 5-0 vote.***

Public comments: None

Active Business: No Items

New Business:

Blouch Hanger:

Final plan to remove an existing storage building and construct an airplane hanger at the Gettysburg Regional Airport located on Chambersburg Road. The plan proposes the addition of a 60' x 60' airplane hanger and associated 14' wide access on the northwest side of the runway. A 60' long x 11' wide and 0.5' deep rain garden is proposed to control stormwater. One half acre of disturbance is proposed for the improvements. Dan Blouch would be leasing an area on the SARAA property for the proposed hanger.

Chad Clabaugh, P.E., representing the client, and Heine discussed the engineering comments. Clabaugh and Heine first discussed the Zoning Ordinance Comments, Clabaugh stated that the requested building setback line will be added to plan. The final zoning comment, requesting approval and licensure by the Bureau of Aviation, will be obtained by Blouch via an email approval. Next, Subdivision Ordinance Comments were discussed. Clabaugh has received the Adams County Planning Comments and stated that they didn't have any comments about the plan. The Lessee information will be added to the plan and the owner's, or equitable owner's, acknowledgement will be executed. Heine requested that the plan be labeled as Preliminary, or a waiver to this requirement be requested. **Tallman made a motion recommending that the Board of Supervisors grant a waiver to this requirement, Underwood 2nd the motion; Motion Carried 5-0.**

The plan should be sent to the Conservation District for a "courtesy review" of any E&S/NPDES requirements. The encroachment of hydric soils was discussed. It was determined that the applicant would provide a statement from their engineering firm that someone has inspected the site and doesn't see any factors that would make them believe there were wetlands within the proposed area. It was discussed how the hanger will be accessed by the vehicles used by the lessee. It was determined that the lessee would access the site from the main parking lot. Wisner explained that a four-thousand-dollar fee in lieu of the recreation fee will be required. Also, seventy-five hundred dollars will be required for Financial Security for related improvements. Finally, the Development Agreement was waived.

Notes from the review of the stormwater plan, worksheets, and calculations were discussed. Clabaugh will work on improving showing where the impervious area is located on the property. He stated that figures were accurate on the plan and he will clean up the numbers on the worksheet. Next, it was noted that the proposed taxiway stormwater disconnection area is a BMP and O&M notes should be provided. It was decided that notes would be added stating that the area is a BMP, and that the area must be maintained as a permeable vegetative surface. Notes will also be added to the plans that both BMPs should indicate that they should not be installed in wet or frozen soils. Clabaugh stated that an additional note will be added that if the rain garden is holding water for more than 72 hours, an under drain or perforated pipe will be added, or a 6" berm will be built from the same soils. The void ratio will be changed from the proposed 40% to the required 30%. A note about the rain garden seed mix that will be used will be added to the plan. The location of the rock construction entrance was discussed. It was decided that the limit of disturbance would be extended, and if there is any disturbance of the grass, it will be restored to the condition it was in before the construction. Clabaugh was reminded that Worksheet A will need to be executed. Also, that SARAA needs to approve the proposed rain garden for the hanger. Finally, the executed Stormwater Management Operations and Maintenance Agreement will need to be recorded and signed by SARAA.

Tallman made a motion to recommend this plan be forwarded to the Board of Supervisors, conditioned upon the engineering comments being addressed and satisfied. Henderson 2nd the motion; Motion Carried 5-0.

General:

Long Range Transportation Plan update meeting with Adams County Planning Office and Board of Supervisors. It was determined that Tallman would attend, and Underwood via Zoom, to represent the Planning Commission on November 23, 2021.

Electric Car Charging Stations were discussed. **Underwood made a motion to request direction from the Board of Supervisors on electric car charging stations. Tallman 2nd the motion; Motion Carried 5-0.**

The Zoning / Building Code Officer's Report was acknowledged for September and October 2021.

There being no further business the Meeting was adjourned at 8:02 P.M. **Approved on a motion by Caudill, 2nd by Underwood. Motion carried 5-0.**

Submitted by: _____ Camie Stouck-Phiel, Treasurer