

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Meeting Minutes of December 11, 2025
730 Chambersburg Road, Gettysburg, PA 17325

Call to Order: The Meeting was called to order at 5:30 P.M. by Chairperson Barbara Underwood.

Attendees: Chairperson Barbara Underwood, Vice-Chairperson Kenny Caudill, Members Kirby Kiefer, Theresa Finkenbinder, and Robert Bunce; Cumberland Township Secretary Michele Long, Treasurer Camie Stouck-Phiel, Manager David Blocher, and KPI Technology Representative Leah Heine.

Minutes of the November 13, 2025 Regular Meeting: **Approved on a Caudill/Finkenbinder Motion; 5-0 vote.**

Public comments: None

Active Business:

Beveled Edge:

The plan proposes the addition of a 40' x 80' shop and 40' x 12' showroom at the current Beveled Edge store at 1540 Chambersburg Road. The property is located in the Mixed Use-Neighborhood Multi-Family Overlay District.

Heine reviewed the engineering comments with the commission. There were three zoning comments that were first discussed. Heine noted that the MX zoning district standards should be listed appropriately on the plans. Parking/drive area separation of 10 feet to a building face and 20 feet to a road right-of-way should be added to the zoning data. Heine noted that there are current parking spaces that do not comply and should be added to the existing site nonconformities statement on sheet one. Finally, the loading and unloading space cannot include the required parking spaces. There are currently six to seven parking spaces in this zone and need to be moved on the proposed plans.

Heine next discussed the subdivision and stormwater comments. She stated that a waiver to the requirement to submit a separate Preliminary Plan is being requested. The site does not have public water and sewer available, however it is in a zoning district where both services are required. Heine stated to the commission that it will be required to add a note to sheet one of the plans stating, "Should public water and/or sewer become available to the property, the improvements proposed by this plan must be connected in accordance with the related Rules and Regulations." Finally, bonding or related improvements will be required by the township solicitor. Heine commented to the commission that a meeting with the engineer will be requested to address the stormwater on the site.

Motion of Caudill, 2nd by Kiefer recommending the plan be tabled. Motion Carried 5-0.

New Business:

General: None

There being no further business the meeting was adjourned at 5:53 P.M.

Submitted: _____ Camie Stouck-Phiel, Treasurer