

Cumberland Township Board of Supervisors
April 3, 2014
6:00 P.M.

Zoning Map Hearing for Adams Electric Coop, Inc.

At 6:00 p.m. Chair Underwood called a public hearing to order for a Zoning Map change application received from Adams Electric Coop, Inc. for the rezoning of their tract including three adjoining residential properties along South Avenue. These properties are currently zoned Business Park (BP) and Adams Electric is asking for these parcels to be changed to Residential (R).

Present were Supervisors Underwood, Waybright, Toddes, Paddock and Ferranto. Others present were Township Manager Ben Thomas, Jr., Solicitor Sam Wiser, Zoning Officer Bill Naugle, Planning Secretary, Michele Long and Court Reporter Deb Zepp. There were approximately 10 residents present. Please see the transcript for the entire record of the hearing.

Chair Underwood turned the hearing over to Solicitor Sam Wiser. Mr. Naugle gave some background information on the application. Mr. Robert Sharrah, representing the applicant, made a presentation and testimony was taken from the public.

The hearing was closed at 6:10 p.m.

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7:00 p.m. Workshop Minutes

Chairperson Underwood called the workshop to order at 7:00 p.m. Present were Supervisors Ferranto, Paddock and Toddes; Township Manager Ben Thomas, Jr., Solicitor Sam Wiser, Zoning Officer/Code Enforcement Officer, Bill Naugle, and Planning Secretary Michele Long. Others present were: Dale Molina, Elizabeth Magner, Speros Marinos, Kevin Cohick, Jim Delaney, Jean Stone, Barry Stone. Supervisor Waybright was absent. The workshop was recorded.

Engineer:

No items for the agenda

Public comment:

Kevin Cohick from Lincoln Estates: Mr. Cohick was questioning the status of the comprehensive plan. Mrs. Underwood gave Mr. Cohick the status of the comprehensive plan meetings that are currently being held at the County. Mrs. Underwood also spoke of a survey that will be placed on the Cumberland Township website regarding the comprehensive plan. Mr. Cohick questioned the inconsistency of the zoning changes that are being granted and questioned why when he submitted his zoning change request(s) for his property he was denied. Mr. Cohick explained how he is working with the Township trying to create a bigger tax base for the Township and wants to know why he keeps being denied for his zoning change request. Mr. Paddock stated that the County has recommended that the Township does not get involved in significant zoning changes, they feel those changes should wait to coincide with the Comprehensive Plan. Mr. Cohick didn't understand why certain zoning changes are being granted and others are being denied and he has been waiting for five years. Mr. Ferranto explained that the request being heard tonight was only for one house being changed and Mr. Cohick is asking for his entire development to be changed, that is a significant change which will need to wait for the comprehensive plan.

Jim Delaney from Oak Lawn Gardens, Mr. Delaney commended Mr. Paddock on his new position with the Board. Mr. Delaney stated that the Comprehensive Plan is just a guide and once it is in place there will still be requests for variances and deviations and that is what Mr. Cohick and himself are asking for right now.

Mrs. Underwood asked the Board if they wished to take action on the Hearing that was held this evening. Mr. Wisner, Township Attorney, explained the legal timeline to the Board.

Mr. Ferranto made a motion to accept the Adams Electric Coop Zoning change the subject lots from Business Park (BP) to Residential (R).

2nd by Mr. Paddock

Roll Call Vote:	Mr. Ferranto:	Yes
	Mr. Paddock:	Yes
	Mr. Toddes:	Yes
	Mrs. Underwood	Yes
	Mr. Waybright	Absent

Vote 4-0 (Waybright Absent)

Motion Carried

Manager:

Mr. Thomas spoke of a news release going out from Adams County Planning in reference to the Comprehensive Plan regarding a survey that is available for all citizens to participate in. The survey will be on the Cumberland Township website also.

Solicitor:

Mr. Wisner stated that the Township did receive the full payment for the fines issued to Advanced Disposal Service for their deficiencies of service.

Committee Reports:

Mrs. Underwood announced that the Memorial Service for K9 Police Dog Max will be held Wednesday, April 9th, at 11:00 a.m. at the Township Building.

Planning & Zoning: Mrs. Underwood stated that the Comp Plan meeting for April has been canceled. Mr. Paddock added that the meeting is scheduled for May 6th from 3-5 p.m. but that may change. Mr. Paddock recommended everyone checking with Adams County to make sure that time doesn't change.

Public Safety: Mrs. Underwood stated there is a meeting in the near future and that the Board had a discussion in executive session regarding public safety.

Finance: Mr. Ferranto stated we were on track with the proposed budget.

Parks N Recreation: Mr. Toddes announced the Open House to be held on April 18th from 5-7 with light refreshments at the Recreation Park.

Personnel: NA

CTA: NA

COG: Mrs. Underwood stated the Legislative meeting will be April 24th at 8:30 a.m.

ACCD: Mrs. Underwood explained that through the PA transportation funding bill money was allocated for low volume roads and gravel roads. Staff is currently reviewing this.

Economic Development: Mrs. Underwood reported that a retreat was held yesterday, April 2nd, 2014, at the Seminary and there were excellent presentations and discussions as part of this.

There being no further business, the meeting was adjourned at 7:30p.m.

Michele Long, Planning Secretary

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_____) Supervisors

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