

**Cumberland Township Board of Supervisors  
Cumberland Township Planning Commission  
1370 Fairfield Road, Gettysburg, PA 17325  
October 22, 2019 Meeting Minutes  
6:00 P.M.**

**Joint Meeting regarding the Township Wide Comprehensive Zoning Review**

The joint meeting was called to order at 6:00 P.M. by Chair Underwood. Present were all Supervisors: Underwood, Phiel, Paddock, Waybright and Toddes; all Planning Commission members: Henderson, Stone, Hickethier, Tallman and Caudill, Manager Ben Thomas, Jr., Solicitor Sam Wiser, Zoning Officer Michele Long and Secretary Carol Merryman. Also present were: Timothy Staub, AICP and Bill Kick, P.E. from HRG Engineering, Andrew Merkle from Adams County Office of Planning and Development (ACOPD), and approximately 12 residents.

Mr. Thomas gave background information on the process to this point including the adoption of the Joint Central Adams Regional Comprehensive Plan prepared by ACOPD, the next step - comprehensive re-zoning of the Township, advertising the Request for Qualifications / Proposal for the re-zoning and receiving one proposal from HRG Engineering. Mr. Thomas stated that there will be no action taken tonight and the goal is to save the Township money. Mr. Thomas introduced Tim Staub, AICP and Bill Kick, P.E. from HRG Engineering.

Mr. Bill Kick, P.E. gave information about HRG Engineering and he feels that they have a lot of knowledge about the area and look forward to working with the ACOPD.

Mr. Tim Staub, AICP, leader of the planning efforts for HRG Engineering, gave some background information about himself and his ties to the area when he was younger. He also gave information about the plans that he has done for other municipalities and other experience that he has had including being the Chairman of the Planning Commission where he lives. Mr. Staub went through the Scope of Services in the proposal: Phase 1 – Mapping and Research, Phase 2 – Zoning Update Process and Phase 3 – Adoption Procedures. He stated that the process typically takes 10 – 12 months.

Mr. Staub asked if there is anything in particular that anyone wants to be addressed?

Mr. Paddock asked how the Township lets everyone know that this is happening and making it more user friendly. This was discussed at length and Mr. Staub had some ideas, but he stated that it is hard to get people excited about zoning.

Solicitor Wiser asked Mr. Staub what his experience is dealing with the tension between Residential and Agricultural (Ag) uses. Mr. Staub stated that Pennsylvania is an Ag state and protects prime Ag land. He also stated that he has done many different types of Ag zoning ordinances – sliding scale, transfer of development rights, etc.

Mr. Caudill asked that we do everything that we can to keep concentrated farming in an area where it should be, away from residential housing.

Mr. Henderson asked that the Zoning not have a lot of exceptions.

Mr. Tallman asked that wind turbines be included, we've had retirement home issues and still should provide homes for the future.

Mr. Thomas stated that it is important to make sure we know which lane we are going down and the Township has lists of concerns that are up to seven years old. Mr. Thomas added that the steering committee will be appointed by the Board. Mr. Staub stated that he would like to have a representative from the Planning Commission on the steering committee and someone from the development community to review the re-zoning or possibly be on the committee. Mr. Thomas stated that the representative will have to be a good note taker and bring the information back to the Planning Commission. Chair Underwood stated that this will go on the agenda next month.

The meeting was adjourned at 6:40 p.m.

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Carol A. Merryman, Secretary

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