

**CUMBERLAND TOWNSHIP JOINT BOARD OF SUPERVISORS & PLANNING
COMMISSION Meeting
Minutes of the August 9, 2018 Joint Meeting**

CALL TO ORDER

The meeting was called to order at 6:00 pm by Planning Commission Chairman Jim Henderson, and the Supervisors Chair Barbara Underwood. The meeting was recorded.

ATTENDANCE

Present were Planning Commission members, Jim Henderson (Chairperson), Barry Stone (Vice Chairperson), Kenny Caudill, Steve Tallman, Dennis Hickethier, along with Board of Supervisor's Barbara Underwood (Board of Supervisors Chair), Dave Waybright (Vice Chair), James Paddock, Shaun Phiel, Steve Toddes, Sam Wiser (Township Solicitor), Andrew Merkel (Adams County Planning, Assistant Director /Comprehensive Planning Manager), Carly Marshall (Adams County Comprehensive Planner, Design/Cultural) Ben Thomas Jr (Township Manager), Bill Naugle (Zoning Officer), Michele Long (Assistant Zoning Officer), Annelise M. Niner (Administrative Assistant)

APPROVAL OF MINUTES

Approval of Minutes from the July 12, 2018 Regular Planning Commission Meeting. **Motion to approve the submitted minutes was made by Dennis Hicketheir and Seconded by Ken Caudill.**
Vote: Yea- 5 Nay-0
Motion Carried.

PUBLIC COMMENT

There were no public comments at this time.

ACTIVE BUSINESS

Planning Commission Chairman Jim Henderson turned the meeting over to Board of Supervisors Chair Barbra Underwood.

Mrs. Underwood explained the purpose of the joint meeting. After a brief description Mr. Wiser reviewed with the Board of Supervisors the recommendations made by the Planning Commission to the Comprehensive Plan.

Open discussion was held on each of the proposed changes.

Comprehensive Plan Recommendations to the Board of Supervisors

Cumberland Township Planning Commission

Updated with changes from Joint meeting on August 9th 2018

Changes and notes are indicated in Red

Page	Section	Description
34	AE2.2	Change the last sentence to “A maximum residential density of 1 dwelling unit per 10 acres –” instead of 25 acres. Still can be Clean and Green. Board of Supervisors asked for a sliding scale to be added.
44	RL3.1	We recommend that the One house for every 10 acres be changed to every 5 acres. Recommended by Supervisors
44	RL3.3	The words “encouraged” and “discouraged” need further explanation. Present state law (as we understand it) requires the that we permit CAOs in any agricultural area; we need to reach out to the state to establish levels of agricultural operation near residential areas. {See also page 119 comment.} To replace the current wording with the following, “Traditional Agriculture uses and practices are preferred While the goal is for concentrated animal operations be located in the agriculture district, the current State Laws preclude CAO’s from being prohibited in this zone.”
45	RR4.4	The words “, and similar uses” should either be defined or removed. We see no additional value in those words in that sentence. To add the same disclaimer throughout where the language is appropriate. Possible dialog box to have a disclaimer.
54	US 15 and PA 394 134	This also must be considered for the future land use map. That intersection of Route 15 and Taneytown Road is a commercial area with very high vehicular traffic. It has several uses, including a campground, RV storage and repair facility, landscaping, and other uses. We recommend that the area be zoned commercial. Neighborhood Mixed Use Also, the area of Emmitsburg Road have the commercial zone extended north to include the Haverfield Business. There is currently a small strip mall, bowling alley, and campground in this area, along with possible plans of a RV dealership, which are all commercial uses. The district should include the Study Area Boundary shown on the Greenmount Sewer Study Area. Neighborhood Mixed Use
77 - 78	U1.1 – 1.3	We had many comments and even public input. Consensus is to remove any references to the hook up to the York Big Pipe. Current projection of need for next 15 to 20 years does not support that, and it can be included in the next Comprehensive Plan. Above Goal U1, delete “and implementing an interconnection with an out-of-region water supply source to address - - -.” Replace this with a requirement that the GMA reevaluate our projected water need every 2 years, with reports to the Townships and Borough. In

		this light, we also recommend that Section U1.3 be removed. To delete the following verbiage “Diversities water supply by establishing an interconnection between two water systems.” With “Explore alternatives to meet emergency contingency plans, expand back up and water supplies and improve safety.”
86	H5.1	Add the words “bicycle trails” after “transit”. Recommended
87		Between the bullets for “Sidewalks” and “Transit”, add the following: <ul style="list-style-type: none"> • Bicycle Access: All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails. Recommended
93	R3.3	We recommend adding a third bullet, <ul style="list-style-type: none"> • “Support the Adams County Bicycle/Pedestrian Plan” Recommended
96	T1.1	“Improvements and connections to Camp Letterman Drive - - “add 4 th <ul style="list-style-type: none"> • “Infrastructure for safe bicycling and pedestrian walking” Recommended
119	A1.1	In order for the item as stated to be legal, we need to petition the state bodies for a change in state law to allow this limitation. Please see Page 44 for comments.
		ALSO - GENERAL COMMENTS BELOW

Comprehensive Plan Recommendations to the Board of Supervisors

Cumberland Township Planning Commission

General Comments

Board of Supervisors were fine with the General Comments as noted below.

1. The Comprehensive Plan needs to include an easily accessible list of all acronyms and their source/definition.
2. The term “sliding scale was used in discussions of agricultural land and housing.” Please define further and show how it is applied.
3. Request that the County office review all land use areas to make sure there is consistency on how they are applied.
4. Where the National Park Service has monuments along state roads, request that they provide safe off-road parking to declutter the streets of parked cars and provide safe vehicle egress (not on roadways where traffic is passing).

Requests from the Planning Commission to the Board of Supervisors:

- Please note that we have not received notes from other meetings that had been promised by the County Planning Office. These include comments from Straban Township, the Borough, and the notes they took at our meetings.

NEW BUSINESS

None on the agenda

GENERAL

Supervisors review and act on the Barlow Fire Company Box 22-1 (Response) assignment change request.

One change, neglected to assign Gettysburg Fire Department. Motion to approve the change made by Steve Toddes, seconded by Dave Waybright.

Vote: Yea-5 Nay- 0

Motion carried

Zoning Code Officer's report for July, 2018

Mr. Bill Naugle presented the report for July to the Planning Commission.

Board of Supervisor's Chair Barbara Underwood asked the Board of Supervisors if they wanted to have a joint Pubic Hearing with Gettysburg Borough or just a Cumberland Township Public Hearing. Consensus was to have just a Cumberland Township Public Hearing. With further discussion from Mr. Merkel and Ms. Marshall from the Adams County Planning Department, they advised they would have to wait until all comments were back from all three municipalities and Adams County Planning Department could make changes proposed. Once this was completed they could then move forward with Pubic Hearings. Straban has opted to hold their own public hearing as well.

7. ADJOURN

There being no further business, the meeting was adjourned at 8:42 pm.

Annelise M. Niner- Administrative Assistant.