

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the September 13, 2018 Regular Meeting

CALL TO ORDER

The meeting was called to order at 7:00pm by Vice Chairman Barry Stone. The meeting was recorded.

ATTENDANCE

Present were; Barry Stone (Vice Chairperson), Kenny Caudill, Steve Tallman, Dennis Hickethier, Michele Long (Planning Commission Secretary), Annelise Niner (Administrative Assistant)

ABSENT

James Henderson (Chairman) and William Naugle (Zoning Officer)

APPROVAL OF MINUTES

Approval of Minutes from the August 9, 2018 Joint Planning Commission Meeting. **Mr. Dennis Hickethier motion to approve the submitted minutes with the edit of last bulletin on the top portion of page 4 (*The Township Planning Commission would like to have a meeting with the Board of Supervisors, if possible, before our Public Meeting that is scheduled for 6 pm in June*) to be removed from the submitted minutes. Seconded by Steve Tallman.**
Vote: Yea- 4 Nay-0
Motion Carried.

PUBLIC COMMENT

There was no public comment at this time.

ACTIVE BUSINESS
NEW BUSINESS

Hartman, Maitland & Cory Property, Subdivision of a 14.029 acre lot into three residential lots sharing an existing access drive with seven other residential lots:

Ms. Leah Heine, Township Engineer Representative, gave updated comments in regards to the Hartman, Maitland and Croy property that was brought before the Planning Commission in July, 2018.

Ms. Heine explained since the last presentation the proposed single shared driveway to lots 1, 2 & 3 off of Red Oak Lane has been changed to three single separate access points. Only lot 3 will be using the existing Red Oak Lane to access the property. The remaining lots 1 & 2 would have separate driveway access off of Herr's Ridge Road.

Ms. Heine reviewed the Subdivision Ordinance Comments in regards to the revised plan submitted.

1: The owner's or equitable owner's acknowledgement should be executed.

2: In order to meet the requirement that lots must front on a dedicated public street, or upon an approved private street constructed to Township specifications, the plan creates 3 lots of irregular shape. If the Township

were to allow this by means of waiver, it may want to place conditions on the plans as follows;

- A)** No access from Red Oak Lane is permitted for Lots 1 and 2 except for emergency purposes.

Ms. Heine requested that it should be noted that no access to and from Red Oak Lane is permitted for lots 1&2 except for purpose for emergencies.

- B)** Stormwater Management must be addressed for the driveways as well as any other proposed impervious areas.

Ms. Heine asked that stormwater management be addressed for the driveways as well as any other proposed impervious areas.

- C)** It shall be shown that the driveways meet Township standards.

3: The Planning Commission had requested existing wells (Suplee and Bollinger properties) that have potential to impact future septic sites on proposed lots be shown.

4: A grading note shall be added to the plan to include the working from Section 507.2.A.2, to specifically address grading if septic beds and driveways located near property lines.

Ms. Heine asked that this be stated, this may affect how the driveways are designed.

Mr. Steve Tallman suggested to Ms. Heine and Mr. Sharrah that the two driveways for lots 1 & 2 having their access off of Herr's Ridge Road could become a shared driveway to a point and then be separated to have access the those lots, this would be a safer option for access coming off and on Herr's Ridge Road.

Motion: Mr. Steve Tallman motioned to approved the plans submitted, in addition to have the Supervisors to look at Red Oak Lane, to look at the safety and Emergency Access. Seconded by Mr. Hickethier.

Vote: Yea-4 Nay-0

Motion carried

6. GENERAL

Zoning/Code Officer's Report for August 2018

Ms. Long reviewed the August building /zoning activity with the Commission.

Motion: Mr. Dennis Hickethier motioned to accept the August Zoning report. Seconded by Ken Caudill.

Vote: 4 Yay, 0 Nays

Motion carried.

7. ADJOURN

There being no further business, the meeting was adjourned at 7:19 pm by motion of Mr. Dennis Hickethier.

Seconded by Kenny Caudill.

Annelise M. Niner- Administrative Assistant