

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the December 8, 2016 Regular Meeting

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Jim Henderson. The meeting was recorded.

ATTENDANCE

Present were Jim Henderson, (*Chairperson*) Barry Stone, (*Vice Chair*) Stephen Tallman, Kenny Caudill, Bill Naugle (*Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the minutes from the November 10th, 2016 Planning Commission Meeting.

Mr. Tallman made a motion to approve the minutes from the November 10th, 2016 Meeting. 2nd by Mr. Caudill.

Vote: Yea - 4 Nay – 0 (Hickethier absent)

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

None

NEW BUSINESS

Gettysburg Battlefield Resorts WWTP Recommendation
Construction of a private sanitary sewer system to replace the existing failing system.

Mr. John Shambaugh with HRG Engineering Services, representing the applicant introduced himself and stated this plan had been seen by the Commission previously in 2015. Ms. Leah Heine, Township Engineer, gave a description of the plan to the Commission and explained where all items would be located on the property. Ms. Heine reviewed the engineering comments with the Commission. Ms. Heine stated that the applicant will need to request a preliminary plan waiver but the Commission could still recommend this waiver based upon receiving the letter of request. Mr. Shambaugh stated that he was in agreement with all of the comments and felt he could work with the Township Engineer to correct everything that they were being asked.

Mr. Tallman made a motion to table this plan until the January meeting to address the outstanding engineering comments.

2nd by Mr. Stone.

Vote: Yea-4 Nay-0 (Hickethier Absent)

Motion carried

NEW BUSINESS

Ganeylla Desimon Estate

Recommendation

A proposed minor five lot and one remainder subdivision located on Park Avenue.

Mr. Bob Sharrah, representing the applicant, gave the Commission an overview of the plan. Mr. Sharrah explained the previous use of the land as to what was existing on it and what has now been removed. Mr. Sharrah also explained how, with this plan, they are going to clean up the lots. Ms. Leah Heine, Township Engineer, reviewed the engineering comments. Mr. Henderson stated they wanted an easement outside of the right-of-way in case sidewalks were ever required in the future. Mr. Sharrah stated there was enough room inside the right-of-way for a sidewalk if there was one wanted in the future. Mr. Sharrah was in agreement with all of the engineering comments and asked for a conditional approval recommendation from the Commission. Mr. Sharrah did state he didn't understand why the Commission is asking for an easement when there is already room there for a sidewalk. Mr. Tallman explained it was in case in the future the home owner did not want a sidewalk this would make it easier to enforce. Mr. Sharrah stated he would have to speak with his applicant and counsel regarding this.

Mr. Stone made a motion to recommend approval based upon satisfaction of the engineering comments and adding the easement for the sidewalk.

2nd by Mr. Tallman.

Vote: Yea-4 Nay-0 (Hickethier Absent)

Motion carried

NEW BUSINESS

Proposed 'PUD' Text Amendment

Recommendation

Review of proposed text amendment to Cumberland Township Zoning Ordinance, Chapter 27, adding Planning unit developments-single family detached as a permitted used in the residential district.

Mr. Gary Hartman, attorney representing the applicant, explained the text amendment to the Commission and the reasoning for wanting the change. Mr. Hartman did not understand why Adams County Planning comments were negative without an explanation as to why they were not considering the change. Mr. Stone explained to Mr. Hartman that he was having trouble with the language of the request, mainly with attached and detached wording in the request. Mr. Sharrah, also working with the applicant, gave the definitions of attached and detached from the ordinance and gave a further explanation to those different types of houses throughout the Township. Mr. Sharrah also explained that the owners will only own the footprint of the house and nothing else, the homeowners association will take care of the rest. Mr. Stone questioned the maximum height being related to the mixed use zoning district. Mr. Marty Hill, applicant, stated that the height requirement written in the text of Section 4 was a mistake. Mr. Hill added, there should be nothing related to the mixed use district it should only be requirements from the residential zoning district. Mr. Hartman stated that between Mr. Wiser's office and

his office that must have been missed. Mr. Hartman stated that Section 4, C, I&J need to be amended to relate to the residential district not the mixed-use district and this approval will need to be contingent upon that change.

Mr. Caudill made a motion to recommend the proposed text amendment based upon the change to Section 4-C, I & J to replace the wording of Mixed-Use district with Residential district.

2nd by Mr. Tallman.

Vote: Yea-4 Nay-0 (Hickethier Absent)

Motion carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the November building/zoning activity with the commission.

ADJOURN

**There being no further business, the meeting was adjourned at 8:50 p.m. by motion of Mr. Stone seconded by Mr. Tallman.
Motion carried.**

Michele Long, Secretary