

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the February 11, 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, Dennis Hickethier, Kenny Caudill, Sam Wiser, (*Township Attorney*), Bill Naugle (*Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the Minutes from the January 14th, 2016 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the January 14th, 2016 Meeting. 2nd by Mr. Tallman.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

Timeless Towns of the America's

Land Development Plan to replace the existing wastewater treatment facility with a new facility to be installed on a slab above grade, located on Emmitsburg Road.

Ms. Leah Heine, Township Engineer, brought the Commission up to date on some of the revisions that had been made to the plan. Ms. Heine reviewed the engineering comments with the members. Mr. Heerbrandt, engineer representing the applicant, explained to the Commission that he was requesting a waiver from the Conservation District due to him feeling that they have met the requirements from the Conservation District with their preliminary plan. Mr. Heerbrandt explained, that the preliminary plan was sent to the Rusty Ryan previously and Rusty did a cursory review to the plan which they received an adequacy letter for. Mr. Heerbrandt stated that there is an \$800.00 charge for a formal letter from the Conservation District and he feels that the formal review is not required since Rusty has given a cursory review and they are trying to avoid the applicant paying the \$800.00 fee. The Commission asked what comments Rusty had, Ms. Heine read the email from Rusty to the Commission. Mr. Wiser explained that the Commission and the Supervisors are able to give a waiver but mostly a waiver is given due to a hardship of not being able to meet a requirement of the ordinance. Mr. Wiser was not sure a waiver was ever given due to the cost of fees. Mr. Heerbrandt addressed the comments from the engineering review, Item 3, regarding the technical review of the Part 2 Permit. Mr. Heerbrandt did not agree with comment Item 5, see attached KPI comment letter, he feels there is nothing new being put in and what they are doing is replacing what is currently there, it is just equipment being replaced. Mr. Wiser stated that being there is new equipment in a new location these items are required per the Township Ordinance. Mr. Wiser cited multiple

sections of the ordinance to Mr. Heerbrandt in regards to Item 5 on the engineering review letter.

Mr. Tallman made a motion to table the plan to work on the outstanding engineering comments.

2nd by Mr. Stone.

Vote: Yea 5 Nay: 0

Motion carried

NEW BUSINESS

N/A

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the January building/zoning activity with the commissioners.

ADJOURN

**There being no further business, the meeting was adjourned at 7:50 p.m. by motion of Mr. Hicketier seconded by Mr. Caudill.
Motion carried.**

Michele Long, Secretary