

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the January 14, 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, Sam Wisner, (*Township Attorney*), Bill Naugle (*Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPOINT TEMPORARY CHAIRPERSON

Mr. Henderson appointed Mr. Sam Wisner as temporary chairperson for the purpose of reorganizing with a new Chairperson.

REORGANIZATION

Mr. Wisner asked for nominations for Chairperson of the Planning Commission. Mr. Tallman nominated Jim Henderson for Chairperson. No more nominations were given.

Mr. Hickethier made a motion to close nominations. 2nd by Mr. Tallman.

A motion was made to elect Mr. Henderson as Chairperson for 2016.

Vote: Yea – 4 Nay – 0 (Caudill Absent)

Motion Carried

Mr. Henderson resumed the meeting as Chairperson from Mr. Wisner.

Mr. Henderson asked for nominations for Vice Chairperson of the Planning Commission. Mr. Hickethier nominated Barry Stone for Vice Chairperson.

No other nominations were given.

Mr. Tallman made a motion to close nominations. 2nd by Mr. Hickethier.

A motion was made to elect Mr. Stone as Vice Chair for 2016.

Vote: Yea – 4 Nay – 0 (Caudill Absent)

Motion Carried

APPROVAL OF MINUTES

Approval of the Minutes from the December 10th, 2015 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the December 10th, 2015 Meeting. 2nd by Mr. Tallman.

Vote: Yea - 4 Nay – 0 (Caudill Absent)

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. Heine, Township Engineer, reviewed the revised land development plan comments with the Commission. Mr. Heerbrandt questioned what requirements for ownership means, he explained the ownership will not

change and they are simply replacing what they currently had there. Mr. Wisner stated that this is a commercial facility and that is what the land development plan requirements are asking for and that Mr. Heerbrandt is welcome to ask for a modification of these requirements. Mr. Heerbrandt also stated that he does not feel he needs to bond the project because it is not a public improvement. Mr. Wisner stated that the land development ordinance requires bonding for any replacement of a project.

Mr. Stone made a motion to table the plan to continue to work on the engineering comments.

2nd by Mr. Tallman

Vote: Yea 4 Nay: 0 (Caudill Absent)

Motion carried

ACTIVE BUSINESS

Misty Ridge Lot 5

Final plan proposing the development of four buildings, each with six dwelling units located on Misty Ridge Road.

Ms. Leah Heine, Township Engineer, reviewed the revised comments with the Commission. Mr. Wisner addressed Special Note #1 regarding the section extending into Lot 2, (recreation lot) which was previously stated to not have any construction of dwelling units on it. Mr. Wisner stated that the land was not offered in lieu of recreation fees it was offered in addition to recreation fees. This comment benefits the Township that there is additional recreational area available. The Township could modify this note since the land is not in lieu of recreation fees. Mr. Wisner and Ms. Heine felt at this time the plan was ready to move on to the Board based on the applicant completing the engineering comments.

Mr. Stone made a motion to recommend approval to the Board of Supervisors based on completion of the engineering comments.

2nd by Mr. Hicketier.

Vote: Yea - 4 Nay – 0 (Caudill Absent)

Motion Carried

NEW BUSINESS

N/A

OTHER BUSINESS

Zoning/Code Officer's Report

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

ADJOURN

**There being no further business, the meeting was adjourned at 8:20 p.m. by motion of Mr. Tallman seconded by Mr. Stone.
Motion carried.**