

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the November 10, 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, Bill Naugle (*Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*), Sam Wiser, (*Township Attorney*), Ben Thomas, (*Township Manager*).

APPROVAL OF MINUTES

Approval of the minutes from the October 13th, 2016 Planning Commission Meeting.

Mr. Tallman made a motion to approve the minutes from the October 13th, 2016 Meeting. 2nd by Mr. Caudill.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

None

NEW BUSINESS

The County of Adams

Recommendation

Review of a plan removing a 1.0 acre parcel of land from an approximate 38 acre lot owned by the County of Adams and adding it to a 13 acre parcel owned by the Conservation District.

Ms. Heine, Township Engineer, explained the plan and what is being proposed to the Commission. Ms. Heine stated that the County addressed the preliminary plan waiver which Ms. Heine felt it did not need a preliminary plan waiver being the plan didn't meet that requirement. Mr. Wiser, Township Attorney, stated that the ordinance requires a preliminary plan waiver for all plans submitted so a waiver would be required to keep the plan consistent with the ordinance. Mr. Ron Garris, surveyor representing the applicant, explained the tracts of land and the different deeds that are associated with those tracts. Mr. Garris was in agreement with the engineering comments.

Mr. Stone made a motion to recommend the preliminary plan waiver for the County of Adams Plan.

2nd by Mr. Hickethier

Vote: Yea-5 Nay-0

Motion carried

**Mr. Stone made a motion to recommended approval of the County of Adams plan subject to the engineering comments.
2nd by Mr. Hickethier.
Vote: Yea-5 Nay-0
Motion carried**

NEW BUSINESS

Gettysburg Outdoors, Inc. Recommendation
A proposed subdivision of an 81.87 acre tract located on the south side of Fairfield Road mostly in Highland Township but a small portion being located in Cumberland Township.

Mr. Bob Sharrah, representing the applicant, explained the plan to the Commission. The Township engineer did not review this plan due to most of the property on the plan being located in Highland Township. Mr. Sharrah showed the small portion that is located in Cumberland Township. Mr. Ben Thomas, Township Manager, explained to the Commission that there is a cursory review required for all plans that require signatures from the Commission and the Supervisors. Mr. Thomas stated that the Township did an internal review of the plan and explained those comments to the Commission.

**Mr. Caudill made a motion to recommend approval of the Gettysburg Outdoors plan as submitted.
2nd by Mr. Tallman.
Vote: Yea-5 Nay-0
Motion carried**

OTHER BUSINESS

Zoning/Code Officer's Report
Mr. Naugle reviewed the September building/zoning activity with the commission.

Mr. Naugle reviewed his report with the Commission.

ADJOURN

**There being no further business, the meeting was adjourned at 7:25 p.m. by motion of Mr. Stone seconded by Mr. Hickethier.
Motion carried.**

BOARD OF SUPERVISOR'S/PLANNING COMMISSION SPECIAL WORKSHOP

Cumberland Township Board of Supervisor's Chair Barbara Underwood called this special workshop to order at 7:30 p.m.

Members Present: Chair Underwood, Supervisors Paddock, Toddes, Waybright and Shealer. Commission members Chair Henderson, Stone, Hicketier, Caudill and Tallman. Manager Ben Thomas, Jr., Solicitor Sam Wiser, Bill Naugle, Zoning Officer, and Michele Long, Planning Secretary.

Public Comment: *"Citizens may individually address the Board of Supervisors for a maximum of five minutes. Prior to addressing the Supervisors, please state you name, address, and if applicable, the organization that you represent."*

Nita Gross, 938 Barlow Greenmount Road; wanted to make the Board aware of the extension needed for the Keystone Group Home land development plan.

Speros Marinos, Baltimore Pike; Mr. Marinos spoke of zoning issues he has with his business property on Baltimore Pike. Mr. Marinos stated that the proposed comprehensive plan map does not help with any commercial business on the Baltimore Pike corridor.

Central Adams joint comprehensive plan draft land use map review (Facilitator - Ben Thomas Jr., Township Manager)

Mr. Thomas gave an introduction along with an explanation of the purpose of this workshop which includes the Board, Planning Commission, Adams County Planning Office staff members and Cumberland Township staff. Mr. Naugle, Zoning Officer, read the Cumberland Township staff comments which were compiled internally after the staff met for a team review.

The following items were reviewed and discussed openly with all members attending the workshop along with public input also.

1. Map should reflect the Airport Overlay area that will soon be voted on by the Supervisors (under the active zoning text amendment list).
2. Concern over "Suburban Residential" around the Airport along Chambersburg Road. Staff and previous discussions with Supervisors believe this would be an appropriate location for a "Business Park" setting with appropriate zoning. The Airport on the LUM is labeled "Neighborhood Mixed Use." Recommend allowing for technical businesses around the Airport as public utilities and transportation are available by right to promote area employment. High density housing should not be promoted around an airport setting. Comments should be received from the Airport owner, Susquehanna Area Regional Airport Authority.
3. No "Industrial" land use is shown around the former Schindler / Westinghouse facilities. The LUM shows "Neighborhood Mixed Use." Recommend the area be considered as "Industrial."
4. Intersection of Biglerville Road and Table Rock Road is proposed in the FLU as "Suburban Residential." Several active businesses would become non-conforming uses. Recommend changing to "Neighborhood Mixed Use."
5. Confirm the Woerner land tract (east of Herr's Ridge Road) shown as "Civic / Park Service Boundary."
6. There are ten (10) Future Land Use colors shown. It is important to designate what would be permitted by right in the Township and what would be prohibited. Example: Concentrated Agricultural Operations and CA Farming Operations) would be permitted in the Ag. Enterprise zone while being prohibited in other areas. "Rural Landscape" should be eliminated as a land use as "agriculture" is permitted as a category. This will ultimately conflict with future agriculture uses and housing property owners. Rural Landscape should be replaced with "Rural Residential" where

no water and sewer facilities exist and should not be promoted for expansion in the future to keep the rural residential character.

7. Any “conditions” should be so stated in future zoning ordinances as Supervisors are limited in what “reasonable conditions” may be placed on a property. These conditions typically include screening, lighting, dust, noise. Build the conditions in future ordinances.

8. Fairfield Road leaving the Borough of Gettysburg (west-bound). Should this area to Fairplay Road lend more toward Commercial or Mixed Use given the current business facilities that exist?

9. Old Harrisburg Road commercial and educational areas (HACC) is shown as “Neighborhood Mixed Use.” Suggest designation to existing land use. Common uses in the area with Straban Township shows different colors of land use (possible inconsistency).

10. Round Top and Gettysburg Battlefield Campgrounds are recommended as Rural Residential while Drummer Boy Campground in Straban Township is Commercial.

11. Consider the U.S. 15 – Taneytown Road interchange to allow some type of commercial facilities which would most likely require package water – wastewater facilities or shared facilities.

12. Staff comment: It is important to balance land use with economic development diversity and housing for a tax base that funds quality Township services while respecting and protecting the historic lands and Military Park located in Cumberland Township.

After review of these 12 discussion points Mr. Thomas explained that he would like our office to meet with staff from Adams County Planning to further review these items and come back at a public meeting and have another overview of what was discussed. Mr. Thomas stated it will be another meeting where everyone will be present, the Board, Planning Commission and hopefully Adams County Planning staff.

There being no further business, Ms. Underwood adjourned the workshop at 9:15 p.m. and went into executive session.

Michele Long, Secretary