

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the October 13, 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 Officier*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*), Sam Wiser, (*Township Attorney*).

Mr. Henderson announced the upcoming October 12th and 20th “Municipal Briefing” and “Public Workshop” being hosted by the Adams County Office of Planning & Development regarding the DRAFT Comprehensive Plan.

APPROVAL OF MINUTES

Approval of the minutes from the September 8th, 2016 Planning Commission Meeting.

Mr. Tallman made a motion to approve the minutes from the September 8th, 2016 Meeting. 2nd by Mr. Stone.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

Mr. Doug Gross, 938 Barlow Greenmount Road; spoke of the proposed group home on Barlow Greenmount Road. Mr. Gross reported on the latest revisions for the Keystone plan located at 960 Barlow Greenmount Road. Mr. Gross is concerned with well contamination for his own well along with the neighboring wells, storm water runoff onto his property, more buffering being needed from this project, installing a storm water management pond on recently placed fill, Mr. Gross stated that the area for the proposed storm water pond has recently been filled with debris and regraded less than four years ago. Mr. Gross added that the split rail fence around the storm water pond does not adequately ensure safety.

Mr. Brian Fitzgerald; spoke of the large size of house that they are putting on such a small lot. Mr. Fitzgerald showed pictures of typical residential homes in their neighborhood. Mr. Fitzgerald feels this is going to be an assisted living facility instead of a family home setting as spoken by Keystone Services Group. Mr. Fitzgerald also spoke of the facility not having local services near the home. Mr. Fitzgerald questioned water runoff, retention pond maintenance, soils that won't drain, and this project not being a benefit to the tax base in Cumberland Township.

ACTIVE BUSINESS

Keystone Service Systems – Barlow Greenmount Road

Recommendation

Review of a land development plan proposing a new residential building located on Barlow-Greenmount Road.

Ms. Leah Heine, Township Engineer, reviewed the current engineering comments, dated October 12, 2016. Mr. Yingst and Mr. Engel, the Engineers representing the applicant, reviewed the comments along with Ms. Heine. Ms. Heine discussed parking spaces with Mr. Naugle and the Commission. It was determined 4 spaces and 1 handicapped space was adequate but there should be a note put on the plan regarding the handicapped space needing to be properly lined as per ADA regulations. Ms. Heine continued to review the comments. Ms. Heine reviewed the water feasibility study. The Commission received a letter from Mr. Yingst stating they do not feel a water feasibility study is required. Mr. Yingst stated that they will need to have a least one buffering tank to help the water flow for gallons per minute needed. Ms. Heine stated that the review from Mr. Read, which is attached to the engineering comments may have been completed thinking the proposed project would possibly be able to hook up to a central water and sewer system. There was open discussion regarding the wells. Ms. Heine requested that a note be added to the plans, pointing directly to the septic system that states that no one is to begin construction on the sand mound until the Sewage Enforcement Officer has confirmed it is 100' or more from the neighboring wells. Mr. Yingst stated they were willing to put on the plans whatever is requested. Ms. Heine and the Commission discussed the stop sign at the end of the driveway could be replaced with a stop bar as long as Penn Dot was in agreement with that. There was a large discussion with the applicant and the Commission regarding water runoff and grading changes that need to be done to prevent water ponding and runoff onto the neighboring properties. Mr. Yingst stated they are not trying create a ponding situation but they can't compensate for all of the water on the west other than what has been coming and they are trying to redirect it. Mr. Yingst stated that they could look at some type of catch basin to redirect the water onto the back of the property. Ms. Heine asked then to look into a regrading design instead of a basin. Mr. Yingst agreed to look into it but he couldn't change Mother Nature.

Mr. Caudill made a motion to recommended approval of the plan based on the engineering comments and all items discussed at this meeting.

2nd by Mr. Hickethier.

Vote: Yea-5 Nay-0

Motion carried

NEW BUSINESS

Misty Ridge Recreational Lot

Review of a change being made on an already approved plan removing a permanent bathroom facility and public water.

Mr. Sam Wisner, Township Attorney, read a memo from Township Manager, Ben Thomas, regarding this item. Mr. Wisner also reviewed all items that were provided to the Commission. Mr. Wisner explained that the applicant offered to remove the current bathroom on the approved plan and provide a port-a-pot. Mr. Wisner told the Commission that the Supervisors are asking for a recommendation from them regarding this request. Mr. JR Crushong, representing Misty Ridge, added that the biggest reason he does not want the bathroom is mainly because of cost and getting electric to the pavilion. Mr. Crushong showed the Commission the location of buildings on the approved plan. The Commission discussed the port-a-pot idea amongst themselves. Mr. Wisner stated that there is nothing in the Ordinance that requires a bathroom but it is shown on the approved plan. Mr. Tallman added that they used Park and Recreation money for the pavilion with a bathroom. Mr. Crushong stated that this was not part of the original plan in 2005 but was added to the final plans when they were submitted.

Mr. Tallman made a motion to recommended disapproval of removing the bathroom from the already approved plan for the Misty Ridge Recreation Lot.

2nd by Mr. Stone.

Vote: Yea-5 Nay-0

Motion carried

NEW BUSINESS

Political Sign Amendment

A proposed amendment to Chapter 19 of the Cumberland Township Ordinance regarding political signs with the Township.

Mr. Wisner reviewed the proposed political sign text amendment. Mr. Wisner stated that they removed the section of the ordinance that relates to residents only being able to post a political sign for a 30 period before the election and they also removed the section relating to a Township official being able to remove a sign from a person's property. These were changed mostly due to legal issues of a Township employee being able to intrude on a resident's private property to remove a political sign. The Commission had a small discussion regarding the proposed amendment.

Mr. Tallman made a motion to recommend approval of the Political Sign text amendment to the Board of Supervisors.

2nd by Mr. Stone.

Vote: Yea-5 Nay-0

Motion carried

Mixed Use Zoning Amendment

A proposed amendment to Chapter 27 to allow custom printing, sewing or assembly of promotional items in the Mixed-Use zoning district.

Mr. Wisser reviewed the proposed text amendment submitted by Graphcom. Mr. Pete Martin, representing the applicant, stated that Graphcom is trying to bring their building into compliance with their zoning per the Cumberland Township Zoning Ordinance. Mr. Martin explained that the additional use would allow them to sew fabric banners and print them. Mr. Naugle was in agreement with this proposed text change.

Mr. Hickethier made a motion to recommend approval of the additional use in the Mixed-Use Zoning district to the Board of Supervisors.

2nd by Mr. Caudill.

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.

ADJOURN

**There being no further business, the meeting was adjourned at 9:30 p.m. by motion of Mr. Stone seconded by Mr. Caudill.
Motion carried.**

Michele Long, Secretary