

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the April 13, 2017 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*), Sam Wiser, (*Township Attorney*), Leah Heine, (*Township Engineer*), Ben Thomas (*Township Manager*) Michele Long (*Planning Commission Secretary*).

APPROVAL OF MINUTES

Approval of the Minutes from the March 9th, 2017 Planning Commission Meeting.

Mr. Caudill made a motion to approve the minutes from the March 9th, 2017 Meeting. 2nd by Mr. Tallman.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

None

ACTIVE BUSINESS

Balas & Andrew Lot Additions

Recommendation

Subdivision plan proposing a lot reconfiguration between adjacent parcels owned by James & Barbara Balas and Clarence & Yvonne Andrew to establish a more regular lot structure for both parcels.

Ms. Leah Heine, Township Engineer, gave a brief explanation of the plan. Ms. Heine reviewed the comments with the Commission

Mr. Stone made a motion to recommend approval of the plan based upon completion of the engineering comments. 2nd by Mr. Hickethier.

Vote: Yea - 5 Nay – 0

Motion Carried

ACTIVE BUSINESS

Gettysburg Battlefield Resort WWTP

Recommendation

Construction of a private sanitary sewer system to replace the existing failing system.

Ms. Leah Heine, Township Engineer, explained the plan with the Commission giving them a quick recap of the reasoning for a land development plan. Ms. Heine reviewed the engineering comments with the Commission.

Mr. Stone made a motion to recommend approval of the waiver to submit a preliminary plan. 2nd by Mr. Caudill.

Vote: Yea – 5 Nay – 0

Motion Carried

**Mr. Stone made a motion to recommend approval of the plan based upon the engineering comments being completed including the WQM permit. 2nd by Mr. Hickethier.
Vote: Yea - 5 Nay – 0
Motion Carried**

ACTIVE BUSINESS

Cumberland Crossing at The Links at Gettysburg

Recommendation

Final subdivision plan proposing a planned community consisting of 43 single-family lots on 40.6 acres, located at the intersection of Mason Dixon Road and Swetland Road.

Ms. Leah Heine, Township Engineer, gave the Commission the history of the plan from the previous year of 2008 when this plan received preliminary approval. Ms. Heine then described the plan to the Commission. Ms. Heine stated that all the streets within the proposed development will not be taken over by the Township. Mr. Stone questioned the sewer crossing a municipal boundary line going into Mount Joy Township. Mr. Joseph McDowell, engineer for the applicant, showed the Commission the layout of the crossing on the plans. Ms. Heine reviewed the engineering comment letter from June 24, 2008 which were conditions of approval for the preliminary plan. Ms. Heine clarified, the plan was given conditional approval in 2008 and these are the conditions of that approval which were never addressed. Ms. Heine reviewed the current comment letter, dated April 12, 2017, with the Commission. Ms. Heine mentioned some changes in the final plan which differentiate from the preliminary plan. Mr. McDowell said they have been working with Aqua regarding the water supply for the proposed development. Ms. Heine stated that they need to decide which set is the ‘controlling’ set of plans, the preliminary set or the final set. Mr. Joe McDowell stated he would schedule a meeting with Leah to review the outstanding comments and he would also schedule a meeting with the Barlow Fire Department to ensure the roads will accommodate fire apparatus.

**Mr. Tallman made a motion to table the plan to work on the outstanding comments.
2nd by Mr. Caudill.
Vote: Yea - 5 Nay – 0
Motion Carried**

NEW BUSINESS

Draft Land Use Assumptions Report

Recommendation

Review the land use assumptions report for the transportation impact fee ordinance revisions.

Mr. Wisner announced that he asked Mr. Merkle, from Adams County Planning, to clarify their assumptions on future land use whether or not they included only permitted by right uses or if they included special exceptions and conditional uses which could make a pretty significant impact on future land uses. Mr. Wisner also asked Mr. Merkle to clarify that the future growth is based on historical assumptions and not necessarily a review of all potential land uses and available land within the Township. Mr. Wisner felt with this clarity it will help what these assumptions are built on. Mr. Wisner said Mr. Merkle agreed to address the comments and submit a revised draft. Mr. Wisner stated that the plan will most likely not be revised after the comprehensive plan update but he did not feel the new comprehensive plan would have a significant impact on this updated plan. Mr. Wisner advised the Commission that they needed to give the Supervisors a recommendation on this draft report.

Mr. Stone made a motion to recommend approval of the land use assumptions report to the Board of Supervisors.

2nd by Mr. Caudill.

Vote: Yea-4 Nay-0 (Mr. Hicketier abstained)

Motion Carried.

NEW BUSINESS

Round Top Campground WWTP

Recommendation

Review minor land development plan for upgrades to existing wastewater treatment plant.

Ms. Leah Heine explained the plan to the Commission. Mr. Wisner verified that this treatment plant serves the Round Top campground along with S&S Service Center which will soon be purchased by Harrington Brothers. Ms. Heine reviewed the engineering comments with the Commission. Mr. Greg Adleman, representing the applicant, was in agreement with the comments. Mr. Morse, engineer representing the applicant, submitted additional information regarding the floodplain. Ms. Heine asked for a courtesy review from Rusty Ryan at the Conservation District. Mr. Adleman was in agreement with that courtesy review. Mr. Caudill questioned the demolition of the tank and wanted to make sure the 12 foot hole in the ground will be taken care of in a timely manner to avoid standing water, mosquitos, and any accidents with visitors. Mr. Adleman agreed to add a note to the plan giving 6 months for cleanup.

Mr. Stone made a motion to recommend approval based upon the engineering comments and adding a note regarding cleanup of the demolition of the old system.

2nd by Mr. Caudill.

Vote: Yea-5 Nay-0

Motion Carried

OTHER BUSINESS

Zoning/Code Officer's Report

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

Mr. Waybright asked to speak regarding the Cumberland Crossings proposed plan. Mr Waybright stated that he wanted the Commission to be aware that this proposed development is located in the Agricultural Residential zone and is surrounded by all types of agriculture property. Mr. Waybright wanted everyone to realize this since this is a larger development of residential housing. Mr. Thomas suggested a note on the plan to designate between agriculture and residential areas. Mr. Wisner stated this should be added to the plan along with the Home Owners Association documents.

ADJOURN

There being no further business, the meeting was adjourned at 8:37 p.m. by motion of Mr. Caudill seconded by Mr. Hickethier . Motion carried.

Michele Long, Secretary