

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the October 12, 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*), Leah Heine, (*Township Engineer*), Michele Long (*Planning Commission Secretary*).

APPROVAL OF MINUTES

Approval of the Minutes from the September 14th, 2017 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the September 14th, 2017 Meeting. 2nd by Mr. Tallman.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

None

ACTIVE BUSINESS

James Paddock Plan

Subdivision to amend a joint use driveway to serve more than 3 residential lots.

Ms. Leah Heine, Township Engineer, gave the history of the plan from 2005 when the plan was originally approved. Ms. Heine has reviewed the revisions to the currently approved plan which were just recently completed to bring the plan up to date. Ms. Heine stated that Mr. Paddock has addressed all of the comments with the last submitted plan. Mr. Paddock gave some more history to his plan. Mr. Paddock explained that this change is for a road entrance which connects to a shared driveway for four lots. Mr. Paddock continued to explain that the shared driveway only goes to lot 3 and there is a private driveway agreement for the last lot (lot four). Mr. Tallman questioned the fact that lot four is already owned by someone else as to what that owner's thoughts would be on changing the access and why aren't they included on the plan. Mr. Paddock had open discussion with the Commission and explained his declaration covers all items.

Mr. Caudill made a motion to recommend approval of the revised James Paddock subdivision based upon the Township Attorney's final approval of the plan and asking the Township Attorney for a letter of agreement from the owner of Lot 4.

2nd by Mr. Hickethier

Motion Withdrawn

Mr. Caudill made a motion to table the plan to resolve the following issues:

- 1. Needing a copy of the originally recorded plan.**
- 2. Need all of the owner's names and signatures which are on record for the final revised plan,**

3. Ask the Township Attorney if he feels it is necessary for the owner of Lot 4 to sign an agreement to acknowledge the changes on the revised plan.

2nd by Mr. Tallman

Yea: 5 Nay: 0

Motion Carried

NEW BUSINESS

Board of Supervisor's Motion

Review of the Board of Supervisor's Motion requesting the Planning Commission to review the setbacks, buffering requirements and use of cottages as buffering elements on any Assisted Living Facility within the Residential District.

(Revisions and/or additions are reflected in bold, italics below)

Mr. Henderson reviewed the Adams County Planning comments with the Commission.

Mr. Tallman stated that he agrees with the County that cottages should not be a requirement as there may not be cottages planned for the facility and the Township cannot tell the owners what they have to do with their property.

Mr. Tallman asked that sidewalks and walk paths also be added.

Mr. Hickethier stated that he feels the buffering requirements should be increased for these facilities when they are next to a residential district.

The Commission agreed on adding Item M to read:

Buffering:

A. If cottages are included in the plan, that wherever appropriate, a main facility be surrounded by the cottages that help with buffering the main facility from the residences in the area.

B. Where a service entrance is needed in a residential area a 3ft., berm with 2-3 rows of mixed evergreen and deciduous trees separate that entrance from residences outside the assisted living facility, in addition, for noise abatement a solid fence of 3 foot height may be recommended on top of the berm. A six foot solid fence without the berm can be an alternative to achieve the total six foot height of blockage.

The Commission agreed the minimum tract size stated ***in Item A should be 10 acres replacing the current 5 acre minimum.***

The Commission had discussion regarding open space.

The Commission agreed that Item B read as follows:

Minimum preserved open space area shall be 30% in the MX Zone and 40 % in R zone, ***distributed proportionally throughout the property.***

Mr. Hickethier made a motion to table this item and pick back up at Item C at the next meeting.

2nd by Mr. Stone

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 9:05 p.m. by motion of Mr. Caudill seconded by Mr. Hickethier. Motion carried.

Michele Long, Secretary