

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the March 8, 2018 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*), Steve Tallman, Dennis Hickethier, Kenny Caudill, Bill Naugle (*Zoning Officer*), Michele Long (*Planning Commission Secretary*).

APPROVAL OF MINUTES

Approval of the Minutes from the February 8, 2018 Planning Commission Meeting.

Mr. Caudill made a motion to approve the minutes from the February 8th, 2018 Meeting. 2nd by Mr. Stone.

Vote: Yea - 4 Nay – 0 (Tallman Abstained)

Motion Carried

PUBLIC COMMENT

None

ACTIVE BUSINESS

No Items

NEW BUSINESS

Draft Comprehensive Plan

Review and comment on Draft Comprehensive Plan.

Mr. Henderson read a letter from Mr. Jim Paddock regarding the Big Pipe. Mr. Henderson stated that he feels what is covered in the Comprehensive Plan (Comp. Plan) will not be affected by the big pipe. Mr. Hickethier asked for the comments and recommendations submitted by Pat Naugle to be considered by the Board of Supervisors. Mr. Tallman stated that he feels water should be more of a Gettysburg Municipal Authority (GMA) issue as long as the Township addresses the overall need for the water not how to get it. Mr. Andrew Merkle, Adams County Planning Office, explained that their office has been told that they have not been doing a sufficient job with planning for water supply in Adams County and they are now attempting to get more specific with this in the Comp Plan. The Commission had open discussion with Mr. Merkle regarding the Big Pipe. Mr. Stone commended the Adams County staff on a wonderful thorough job of the overall Comp. Plan.

Mr. Hickethier spoke of page 86; H5.1; Enhanced Connectivity within residential developments and to adjoining developments through the provision of street, sidewalk, transit and related mobility connections. Mr. Hickethier asked for bicycle trails to be added after transit in that said statement.

Mr. Hickethier continued on to Page 87, Section regarding Streets, Sidewalks & Transit, under the Sidewalk Section add a separate category of Bicycle and read the following: all residential and mixed use developments should accommodate movement of residents by bicycle to adjacent neighborhoods, nearby businesses, public places and other similar trails. Mr. Tallman feels this is more of a safety issue, he would like to see the Comp. Plan address street widths, easements for bike lanes,

working with the National Park Service to have more parking for monuments, and safety improvements. Mr. Caudill is concerned regarding increased costs to the Township with the changes that are mentioned in the Comp. Plan concerning narrowing roads, safety with bike lanes, stormwater issues with making more blacktop for bike lanes and larger roads. Mr. Stone feels the Comp. Plan is asking for narrower streets, less impervious, and less stormwater. Mr. Stone suggested pervious pavement or pavers for bike lanes and sidewalks.

Mr. Merkle and the Commission discussed the proposed bypass through Gettysburg and how it will be difficult to create as time passes due to cost and logistics. Mr. Tallman feels we should be planning for this now not waiting 20 years from now due to increased cost and future development using up the lands now available for the bypass.

Mr. Caudill spoke of page 87, H5-3 regarding front loading being removed. Mr. Caudill questioned why we don't want to see front loading on houses. Mr. Caudill doesn't feel alleyways are attractive in developments. Mr. Merkle and Mr. Caudill discussed an official map for each Township where Townships can designate property to use for municipal uses as stated on page 5. Could these lands be used for the bypass in the future. Mr. Stone made note that the bypass is mostly located in Straban, Franklin and Butler Townships. Mr. Merkle stated that putting the bypass through the northern part of Cumberland Township is an incredibly difficult task, physically, emotionally and financially. Mr. Tallman spoke of page 87 at the bottom, street design, asking to add another bullet to include connector roads or feeder roads for the safety of walkers and bikers.

Mr. Caudill spoke of Page 13, the second paragraph, which compares with previous planning processes, he feels that paragraph needs to be kept in mind when speaking of the interchange at Taneytown Road and Route 15. Mr. Caudill compared this intersection to the same one at Route 394 and Route 15 which is zoned commercial but the Taneytown Road/Route 15 area is to be zoned neighborhood mixed use. Mr. Caudill added that this is a commercial area with very high vehicular traffic. Mr. Caudill feels the Township is being short changed by taking the area backwards to neighborhood mixed use which is more of a residential use when there are already four businesses in this intersection. For tax base this will be worth a whole lot more as commercial instead of residential. Mr. Caudill stated that Cumberland Township has a police force to maintain and we are receiving no commercial zones to create any money to be able to maintain that Police Department. Mr. Merkle asked the Commission to be very specific if they would like map changes to be done, making sure they specify what parcels they want changed and how they want them to be zoned.

Mr. Caudill added that on Page 42 it states that the land use map is on Page 61 and it is on Page 59.

Mr. Merkle explained to the Commission that they will ultimately need to have a special public meeting as per the Pennsylvania Municipalities Planning Code. Mr. Merkle continued to state that however they would like to review the Comp. Plan to get to that special public meeting is entirely up to the Commission.

Mr. Caudill questioned Page 43, Sections AE2.2 and AE2.3, regarding residential densities in an agriculture enterprise area, it states 1 dwelling

for every 25 acres. Mr. Caudill felt this was excessive. Mr. Merkle explained that this is typical ratio for sliding scale in the agriculture district which should be followed and is trying to maintain larger parcels of ag land. Mr. Caudill feels it is harder for a farmer to sell a 25 acre piece of land rather than a smaller 10 acre piece of land.

Mr. Caudill spoke of Page 44, Section RL3.1 regarding Rural Landscape with the 10 acre lot size. Mr. Merkle stated this is similar to the ag section just smaller sliding scale due to this being a scenic district. Mr. Caudill stated that it is currently 5 acres not 10.

Mr. Tallman stated Page 45, Section RR4-4 speaks of uses as being non-residential that compliment residential neighborhoods, for example schools, parks, municipal services and similar uses. Mr. Tallman asked about nursing homes, halfway houses or any other uses that may come up in these areas. Mr. Tallman questioned the comment 'such uses may include', are other uses not included? Mr. Tallman asked if they could write it in a way that is more open ended. Mr. Merkle stated he would discuss this with his staff and work out a list that is not as descriptive but will still get the point across.

Mr. Tallman also stated that there is no mention of cell towers and wind turbines. Mr. Merkle explained there is a component in the utility section of the Comp. Plan that speaks of telecommunications, towers and their impact.

Mr. Caudill spoke of Page 47 regarding Village with a general comment, keeping the Village look in the Greenmount Area. Mr. Caudill questioned if the proposed sewer plant would move forward won't the village look then be abolished due to more housing developments. Mr. Merkle stated that they can still have the Village esthetics with the developments and houses that may come.

Mr. Caudill spoke of Page 62, the different floor area ratios in the same zone, for example mixed use floor ratios are different by roads, Mr. Caudill asked how this is being zoned using different corridors, are they zoned by road? Mr. Merkle stated that this Section has not been explained very clearly. Mr. Merkle added that this is not a guide as to what is to be done in each of these corridors this is an interpretation of what those areas were, this is mostly illustrative only.

Mr. Caudill made a motion to table discussion of the Comprehensive Plan until the April meeting.

2nd by Mr. Hickethier.

Vote: Yea - 5 Nay - 0

Motion Carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the February zoning activity with the commission.

ADJOURN

There being no further business, the meeting was adjourned at 9:05 p.m. by motion of Mr. Tallman seconded by Mr. Hickethier.

Motion carried.

Michele Long, Secretary