

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the May 10, 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*), Sam Wiser (*Township Attorney*), Leah Heine (*Township Engineer*), and Michele Long (*Planning Commission Secretary*).

APPROVAL OF MINUTES

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

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

Vote: Yea - 5 Nay – 0

Motion Carried

Approval of the Minutes from the April 12, 2018 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the April 12th, 2018 Meeting. 2nd by Mr. Caudill.

Vote: Yea - 5 Nay – 0

Motion Carried

Mr. Henderson stated that he would be switching the agenda items, hearing the Cumberland Village Phase II `Plan first and then working on the list of recommendations for the Draft Comprehensive Plan.

PUBLIC COMMENT

Speros Marinos; 912 Baltimore Pike; spoke of VMX zoning on Baltimore Pike which he would like to be changed to Commercial.

NEW BUSINESS

Cumberland Village Phase II

Review of previous recommended plan by Planning Commission on April 12, 2007, which proposes 189 dwelling units on 106.59 acres west of Herrs Ridge Road.

Ms. Leah Heine, Township Engineer, gave a brief history of this plan, explaining that the plan was already recommended for approval to the Board by the Planning Commission in 2008. Ms. Heine explained that she had no new comments or recommendations since the last 2008 memo which was already recommended for approval by the Planning Commission so there is no need for a formal recommendation at the meeting tonight. Ms. Heine continued to explain that if the Planning Commission had any further comments or concerns this would be the time to discuss those and formulate a list for consideration to the Board of Supervisors.

Mr. Bob Sharrah, representing the applicant, spoke of the plan and what the status of the approvals are along with any additional approvals that he still needs. Mr. Stone explained that there was only 1 member of the

current Planning Commission present when this plan was approved. Mr. Wisner stated that the Commission is able to review the plan and current recommendations tonight and make any addition comments that they feel needed as a Commission. Mr. Jim Piet, representative for the applicant, spoke of the large area of open space within the development which they are planning on using as walking trails. Mr. Piet explained that they offered the land to the Township for a park and they also offered it to the Gettysburg Area Recreation Authority which neither were interested in accepting it. Mr. Tallman asked who would be in control of this land. Mr. Piet explained it will be the Home Owners Associations property. Mr. Wisner stated that there will be one master Home Owners Association over the entire Phase 2 development which will be completely separate from the current Phase 1 development. Mr. Tallman questioned the NPDES permit regarding flows. Ms. Heine stated that the post development flows are the same or close to the pre-development flows. Mr. Tallman questioned sidewalks along Herrs Ridge Road along with curbing type and construction details for those curbs. Barbara Hendricks, Home Owners Association Board Member for Cumberland Village Phase 1, spoke of the maintenance stating the repair of the curb is the responsibility of the home owner. Ms. Hendricks feels this is more of a storm water management issue since they are connected to the street and the Township should take care of these curbs. Mr. Tallman asked if the traffic study that was looked at ten years ago should be looked at again. Mr. Sharrah stated he would send another copy to the traffic engineer for their updated review. Mr. Stone questioned the pedestrian sidewalks and connectivity, the County is recommending the facilities include pedestrian sidewalks, crosswalks, etc, Mr. Stone stated that there appears to be sidewalks on the main streets but he didn't see any sidewalks on the smaller streets in the back of the development and in the PUD area. Ms. Heine stated that is because those streets will not be dedicated to the Township they are not required to have sidewalks per the Township. Mr. Stone stated he was not comfortable with that. Mr. Sharrah explained that this helps with stormwater. Mr. Stone questioned who would be taking care of swales and stormwater within the areas that are not dedicated to the Township. Mr. Sharrah stated it would be the homeowners association. Mr. Tallman asked about the water tower timing and how it will affect the other homeowners in the area if it is not put in before some of the houses begin. Mr. Sharrah explained that the tower has to go through special exception with the Zoning Hearing Board for the height, which is a Gettysburg Municipal Authority (GMA) issue. Mr. Tallman is concerned on the water pressure and if GMA is going to assure the current water pressure of the existing residents as the houses start before the water tower gets installed. Mr. Sharrah stated he would get a letter from GMA regarding this. Ms. Heine asked the Commission their thoughts on sidewalks, crosswalks and handicap ramps. Mr. Stone is concerned that the sidewalks are in Phase 1 and why not in Phase 2, it is not consistent. Mr. Sharrah explained that the roads that are being dedicated to the Township will have sidewalks and that is what the requirement is. Mr. Hicketier was not pleased with the sidewalk decision either. The Commission had open discussion regarding the plan reviewing it at the table with Ms. Heine and Mr. Sharrah. Ms. Heine explained to the Commission that the vast majority of the comments have been satisfied. Mr. Henderson asked Ms. Heine to review comments

5-18, which were the updated comments from the last review. Mr. Wisner read from the old Subdivision and Land Development Ordinance regarding sidewalks adding if it is a safety issue then the Township can require sidewalks. Mr. Hickethier feels it is very much a safety issue. Mr. Sharrah stated that this plan has not changed from the time it was approved in 2008 and they would like to stay with that look. Mr. Henderson asked if they would consider sidewalk easements. The Commission had a lengthy discussion regarding sidewalks. Ms. Heine continued reviewing items 5-18. Mr. Tallman spoke of his concern regarding water flows from the streets down across Herrs Ridge Road. Mr. Wisner stated that the old Subdivision and Land Development Ordinance also requires curbing along with sidewalks. Mr. Sharrah stated that he will look at them but to remember the stormwater run-off that will be created.

Mr. Tallman made a motion to refer the concern of the lack of curb and sidewalks for further review by the Board of Supervisors noting that the old Subdivision and Land Development Ordinance requires curbing and sidewalks.

2nd by Mr. Hickethier.

Vote: Yea - 5 Nay – 0

Motion Carried

Mr. Hickethier made a motion to recommend the comments 5-18 to the Board Supervisors.

2nd by Mr. Stone

Vote: Yea-5 Nay-0

Motion Carried

ACTIVE BUSINESS

Draft Comprehensive Plan

Review and compile list of recommendations to the Board of Supervisors on Draft Comprehensive Plan

The Commission had open discussion and compiled the following chart of recommendations for the Board of Supervisors:

Page	Section	Description
34	AE2.2	Change the last sentence to “A maximum residential density of 1 dwelling unit per 10 acres –” instead of 25 acres. Still can be Clean and Green.
44	RL3.1	We recommend that the 1 house for every 10 acres be changed to every 5 acres.
44	RL3.3	The words “encouraged” and “discouraged” need further explanation. Present state law (as we understand it) requires the that we permit CAOs in any agricultural area; we need to reach out to the state to establish levels of agricultural operation near residential areas. {See also page 119 comment.}
45	RR4.4	The words “, and similar uses” should either be defined or removed. We see no additional value in those words in that sentence.

54	US 15 and PA 394	<p>This also must be considered for the future land use map. That intersection of Route 15 and Taneytown Road is a commercial area with very high vehicular traffic. It has several uses, including a campground, RV storage and repair facility, landscaping, and other uses. We recommend that the area be zoned commercial.</p> <p>Also, the area of Emmitsburg Road have the commercial zone extended north to include the Haverfield Business. There is currently a small strip mall, bowling alley, and campground in this area, along with possible plans of a RV dealership, which are all commercial uses. The district should include the Study Area Boundary shown on the Greenmount Sewer Study Area.</p>
77 - 78	U1.1 – 1.3	<p>We had many comments and even public input. Concensus is to remove any references to the hook up to the York Big Pipe. Current projection of need for next 15 to 20 years does not support that, and it can be included in the next Comprehensive Plan. Above Goal U1, delete “and implementing an interconnection with an out-of-region water supply source to address - - -.” Replace this with a requirement that the GMA reevaluate our projected water need every 2 years, with reports to the Townships and Borough. In this light, we also recommend that Section U1.3 be removed.</p>
86	H5.1	<p>Add the words “bicycle trails” after “transit”.</p>
87		<p>Between the bullets for “Sidewalks” and “Transit”, add the following:</p> <ul style="list-style-type: none"> • Bicycle Access: All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails.
93	R3.3	<p>We recommend adding a third bullet,</p> <ul style="list-style-type: none"> • “Support the Adams County Bicycle/Pedestrian Plan”
96	T1.1	<p>“Improvements and connections to Camp Letterman Drive - -“ add 4th</p> <ul style="list-style-type: none"> • “Infrastructure for safe bicycling and pedestrian walking”
119	A1.1	<p>In order for the item as stated to be legal, we need to petition the state bodies for a change in state law to allow this limitation.</p>
		<p>ALSO - GENERAL COMMENTS BELOW</p>

General Comments

1. The Comprehensive Plan needs to include an easily accessible list of all acronyms and their source/definition.
2. The term “sliding scale was used in discussions of agricultural land and housing. Please define further and show how it is applied.
3. Request that the county office review all land use areas to make sure there is consistency on how they are applied.
4. Where the National Park Service has monuments along state roads, request that they provide safe off-road parking to declutter the streets of parked cars and provide safe vehicle egress (not on roadways where traffic is passing).

Requests from the Planning Commission to the Board of Supervisors:

- Please note that we have not received notes from other meetings that had been promised by the County Planning Office. These include comments from Straban Township, the Borough, and the notes they took at our meetings.
- The Township Planning Commission would like to have a meeting with the Board of Supervisors, if possible, before our Public Meeting that is scheduled for 6 pm on June 14

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the April zoning activity with the Commission.

ADJOURN

There being no further business, the meeting was adjourned at 9:35 p.m. by motion of Mr. Stone seconded by Mr. Hickethier. Motion carried.

Michele Long, Secretary