

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes from March 12, 2020
1370 Fairfield Road, Gettysburg, PA 17325

Call to order:

The meeting called to order at 7:00 pm by Chairman Jim Henderson
The meeting was recorded.

Attendance: Jim Henderson - Chairman, Barry Stone - Vice-Chairman, Steve Tallman, Barbara Underwood, Kenny Caudill, Sam Wiser - Solicitor, Michele Long - Zoning Officer, Leah Heine (KPI Technology) Annelise M. Niner - Planning Secretary.

Appoint Temporary Chairperson: Mr. Henderson appointed Solicitor Sam Wiser as a temporary chairperson to reorganize to elect a Chairperson.

Reorganization: Mr. Wiser asked for nominations for Chairperson of the Planning Commission. Mr. Henderson nominated Barry Stone for Chairperson. No other nominations were given.

With no other nominations, Mr. Tallman motioned to close nominations.

Motion: Mr. Wiser asked if all in favor of Barry Stone as Chairperson of the Cumberland Township Planning Commission

Vote: 4 Yea, 0 Nay

Chairman Barry Stone asked if there were any nominations for Vice-Chairperson. Mr. Stone nominated Mr. Tallman as Vice-Chairperson. No other nominations were given.

Motion: Chairman Barry Stone motioned to have Steve Tallman as Vice-Chairperson. Seconded by Mr. Henderson.

Vote: 4 Yea, 0 Nay

Minutes should reflect that Mr. Kenny Caudill arrived at the meeting after the reorganization votes were concluded.

Minutes:

Approval of Minutes for December 12, 2019, Planning Commission were approved as submitted.

Public Comment: None

Active Business: None

New Business:

Susquehanna Area Airport Authority Map Amendment Request:

Ms. Angela McMellon, a representative for the Gettysburg Airport, presented an overview of the Map Amendment request to the Planning Commission. The Susquehanna Area Airport owns the easternmost lot which currently holds a zoning classification of Mixed Use (MX) and is requesting that it be rezoned to Airport (AIR) zoning district.

Ms. McMellon explained that the airport is looking to expand its current operations, which would include new hangers, taxiways, parking areas, and apron development. A new fuel facility is also proposed.

Solicitor Sam Wiser reviewed the comments from Adams County regarding the requested amendment. With regards to the newly adopted Central Adams Joint Comprehensive Plan, this area is designated as a growth area. In the current Land Use Map, there is a large area on the west side of Route 30 marked as Mix Use. Recognizing the Airport use does have some potential for commercial.

Mr. Wiser and Mr. Stone discussed the comment from Adams County that there is no record of the Airport Overlay in the adopted Comprehensive Plan. Mr. Wiser and Mr. Stone disagreed with the county comment since the current overlay has been an extension for some time.

Mr. Tallman questioned the applicant if the current flight patterns are expected to change with the proposed relocation of the fuel station also citing safety distance concerns with respect to surrounding residential properties. A representative with the airport stated that there are no plans to change any flight patterns. Mr. Tallman further inquired as to the setbacks that would be observed with respect to the fuel station's new location. The representative responded that all setbacks would be observed and advised that discussion had taken place with S&A Homes with respect to any future potential development. There is no current open space or recreation area planned new the airport.

Mr. Tallman questioned the current overlay and if that was going to change with the addition of the parcel. Mr. Wiser explained that the current overlay would not be changing.

Motion: Mr. Steve Tallman recommends the Susquehanna Area Airport Authority Map Amendment to the Board of Supervisors. Barb Underwood seconded it.

Vote: 5 Yea, 0 Nay

Cumberland Township Zoning Text Amendment- Maximum Height (RMH) & (R) Cluster Overlay District

Cumberland Township Solicitor Sam Wiser reviewed the proposed Zoning Text Amendment regarding the height restrictions in the Residential Districts (Excepting Cluster) (R) and Residential District Cluster Overlay (RMH). The Zoning officer noted there were inconsistencies within the current zoning text specific to height limitations.

The amendment intends to remove the existing maximum height standard expressed in stories from the Residential (R) and Residential Medium High(RMH) zoning district. It also intends to add a maximum height standard , expressed in feet, to the R Cluster Overlay District.

Mrs. Underwood discussed with the Planning Commission, the Adams County Planning comment B. Amendment Section 1, with regards to with word "feet" in the parentheses rather than the term "stories." During the discussion, both the members of the Planning Commission as well as Solicitor Sam Wiser did not see the correction they were discussing. Ultimately Adams County recommended the changes.

Motion: Mr. Caudill motioned to recommend the Zoning Text Amendment to the Board of Supervisors, seconded by Mr. Steve Tallman.

Vote: 5 Yea, 0- Nay

Cumberland Township Zoning Text Amendment – Solar Energy Systems within Cumberland Township

Cumberland Township Solicitor Sam Wisner reviewed the proposed draft ordinance for Solar Energy Systems within Cumberland Township. During his review, Mr. Wisner discussed several critical components within the ordinance that are very important.

Regarding Section 3 (2) Solar Energy Facility, Mr. Wisner reviewed the aspects of the criteria applicable for the installation, such as the glare and, most notably, the decommissioning of the system. In the discussion regarding the decommissioning, Mr. Wisner discussed Section 3 (2)(B), and added that if the landowner chooses to restore the property buffering to its original natural state, the owner would be responsible for the stormwater management that would need to be taken care of.

Mr. Wisner stressed the Decommissioning provisions is one of the most critical elements of this ordinance noting that security estimates would have to be completed every five years and at the expense of the applicant. Additionally, this section provides all requirements and calculations.

Mrs. Underwood asked for dictatorial on the uses authorized in the Agricultural (A) and the Agricultural Residential (AR) districts. Mr. Wisner discussed with the Planning Commission that this is a very delicate balance. The Agricultural community itself is very much divided on whether solar energy systems are best suited for agricultural land uses or better suited in an industrial location. Mr. Wisner went on to explain that some farms look to Solar Energy Systems to save their farms or add additional income for them.

Mr. Caudill expressed that he has concerns with Solar Energy Systems being located in the Agricultural Residential (AR) district with the proximity to residential homes. Mr. Caudill's concerns were also shared by Mr. Steve Tallman. With the discussion of the AR district being removed later in the Zoning District update, it was determined that removing the AR district from the current proposed ordinance would be appropriate.

Mr. Tallman had several questions for Mr. Wisner with regards to when an applicant comes in to apply for a permit, would they have to apply for a nonconforming use? Mr. Wisner explained that no, it would be an allowable use. Mr. Tallman additionally asked with regards to the decommissioning, such as failed inspections or have bankruptcy. Mr. Wisner explained that if either of those were to happen, they would be able to call upon the bond that was posted when the project was submitted originally. Additionally, if the applicant has failed the inspections, we would follow the provisions set forth in the Municipal Planning Code.

Mr. Tallman also discussed the concerns pertaining to maintaining the lines when the solar companies connect to the main lines. Mr. Wisner explained that the maintenance of the lines would be the solar developer's responsibility as well they would have to apply and meet the requirements for PJM (Pennsylvania, Jersey, and Maryland).

Mr. Tallman additionally asked, regarding the power generated at these Solar System locations, who gets that energy and who would benefit from the power energy. Mr. Wisner explained the processes in which the power energy is distributed throughout.

Mr. Jim Paddock, 1777 Fairfield Road, Gettysburg, PA, expressed his concerns with the buffering as well and how other township approached the dilemma. Mr. Paddock explained that a larger buffering would make more sense.

Mr. Henderson and Mr. Tallman both reiterated the proposed set back needs to be changed to 200 feet.

Motion: Mr. Steve Tallman motioned recommendation to submit for approval to the Board of Supervisors, with the request to change the setback distance from 50 feet to 200 feet, additionally removing the AR District. With the change of the buffering to be B1 buffering along the perimeter of the project. Seconded by Mr. Jim Henderson.

Vote: 5 Yea, 0 Nay

Cumberland Village Phase IIA-1

Mr. Bob Sharrah, Sharrah Design Group, gave a brief update on the proposed Phase IIA-1 of Cumberland Village. Mr. Sharrah explained that this phase is consistent with the preliminary plans.

Ms. Leah Hine, KPI Technology, reviewed the comments submitted by KPI with the Planning Commission. With regards to the Subdivision comments, Ms. Hine touched on several comments that needed some clarification.

Regarding comment #1, Ms. Hine asked the applicant to please retitle the drawings as "Final Subdivision and Land Development Plans and Construction Drawings."

With regard to comment #3, Ms. Hine asked to have the proposed street lighting to be shown outside of the Township right-of-way. Additionally, the major intersection areas lighting detail needs to be updated.

Ms. Hine asked with comment #4 that the proposed trees along Herr's Ridge appear to be shown within the Herr's Ridge Road right-away. KPI asks that the trees be shown outside of the right-of-way.

Ms. Hine discussed the Adams County Planning Comments, specifically with regards to the Dwelling Unit Access to Traffic Circle. With a brief discussion with the Planning Commission and Mr. Sharrah, the concensus was to have the proposed traffic circle to be only one way around the traffic circle. Mr. Sharrah would have the striping removed and indicated as a one-way circle.

Lastly, Ms. Hine discussed KPI comment #11 with regards to the traffic study. Ms. Hine asked for a traffic study to be done for the three roads; Herr's Ridge, Fair Play, and Audubon Road. Mr. Sharrah explained that an overall traffic study was completed at the preliminary plan review phase.

Mr. Stone asked the applicant if there was adequate water pressure since the proposed water tower is no longer being built. Mr. Sharrah explained that they have a letter from the Gettysburg Municipal Water Authority that adequate water pressure exists for the project. Mr. Jim Paddock from Woodhaven Building Development expressed that the pump station located on Fairplay provided adequate pressure.

Mr. Stone asked they had heard any feedback from the Fire Company. Mr. Sharrah said they had received comments back with the preliminary plan but not concerning this section.

Motion: Mr. Tallman motions to recommend Cumberland Village Phase IIA-1, with KPI comments addressed and the traffic circle to be one way. Seconded by Ms. Barb Underwood.

Vote: 5 Yea- 0 Nay

James Gettys Elementary School Parking Lot reconfiguration

Mr. Erik Vranich, P.E, William Hill Associates, reviewed the proposed plan for James Gettys Elementary School Parking lot. Mr. Vranich provided an overview of the current parking lot configurations explaining that the design inhibits smooth traffic flow causing difficulty with cars backing up towards Biglerville Road causing visitors to not be able to “come and go” with ease.

The plan for the James Gettys parking lot is to reconfigure what is currently there as well as provide some additional parking spaces. This will help the flow of traffic for student drop off and when visitors/teachers arrive during peak times. The expanded parking plan for the Administrative building will add additional overflow parking spaces for both the school and the Administrative building.

The proposed new parking area in front of the school adjacent to the Administrative building will be made of porous pavement, which would entail handling all the stormwater management area for this.

Ms. Heine, KPI Technology, reviewed LPI comments on the proposed project. Ms. Heine discussed that a separate Preliminary Plan submission is required, or a waiver should be requested. Mr. Vranich expressed that they would be asking for the waiver for this project.

Motion: Mr. Tallman recommended to grant the waiver for the Subdivision waiver. Seconded by Mr. Henderson.

Vote: 5 Yay, 0 Nay

Second Motion: Mr. Tallman recommended the James Gettys Elementary School Parking Lot Reconfiguration to the Board of Supervisors on the condition KPI Comments be addressed. Seconded by Mr. Henderson.

Vote 5 Yay, 0 Nay.

Old Mill Overlook- Preliminary plan subdivision

Mr. Bob Sharrah, Sharrah Design Group, gave the Planning Commission a brief overview of the plan before them. Mr. Sharrah expressed that he had not had a chance to review the comments from Adams County Planning or KPI's at this time. Mr. Sharrah discussed with this the proposed homes for this project are townhomes.

There was a lengthy discussion with the proposed subdivision. Several areas of concern were with the handicap spaces being more evenly spread throughout the project as well as showing some open space areas for recreation or walking.

The Planning Commission expressed a consensus on extending the walkway as proposed now to the end of the property.

Motion: Mr. Caudill motion to table the Old Mill Overlook currently. Seconded by Mrs. Underwood.

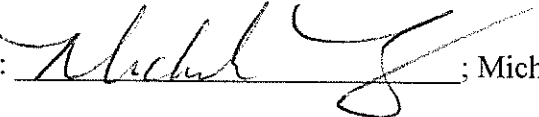
Vote: 5 Yay, 0 Nay

Zoning/Code Officer's report for January and February

Ms. Michele Long presented her report for January and February to the Planning Commission.

Adjournment

There is no further business. The meeting was adjourned at 9:00 pm.

By: ; Michele Long, Zoning Officer; BCO