

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the February 20, 2014 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, Kenny Caudill, Dennis Hickethier, William Naugle (*Township Code Enforcement/Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPOINT TEMPORARY CHAIRPERSON

Mr. Henderson appointed Mr. Naugle as temporary chairperson for the purpose of voting on a new Chairperson.

REORGANIZATION

A nomination was made by Mr. Stone for Mr. Henderson to remain as Chairperson.

A motion was made by Mr. Caudill to close the nominations and seconded by Mr. Hickethier.

Vote: Yea-5 Nay-0

Motion Carried

A motion was made by Mr. Stone to cast the lone ballot electing Mr. Henderson as Chairperson, seconded by Mr. Tallman.

Vote: Yea-5 Nay-0

Motion carried.

Mr. Henderson resumed the meeting as Chairperson from Mr. Naugle.

A nomination was made by Mr. Hickethier for Mr. Stone to remain as Vice Chairperson.

A motion was made by Mr. Caudill to close the nominations and seconded by Mr. Tallman.

Vote: Yea-5 Nay-0

Motion Carried

A motion was made by Mr. Hickethier to cast the lone ballot electing Mr. Stone as Vice Chairperson, seconded by Mr. Tallman.

Vote: Yea-5 Nay-0

Motion carried.

APPROVAL OF MINUTES

Approval of the Minutes from the December 12, 2013 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the December 12, 2013 Meeting. 2nd by Mr. Caudill.

Vote: Yea - 5 Nay - 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

Misty Ridge Lot 10

Final plan review for 50 single family detached condominium dwellings, including a community building with an access drive and a parking area. A pedestrian path has also been added to the lot.

Ms. Heine, Township Engineer, reviewed the plan with the Commission. Mr. Pete Martin the engineer for the applicant also reviewed the details of the plan with the Commission. Ms. Heine reviewed the engineer comments with the Commission. Mr. Tallman asked that the walk paths be posted as to when they are open and closed. The Commission asked that a note be placed on the plan regarding the storm water pond, if the pond remains wet longer than 72 hours then a fence must be provided.

Mr. Stone made a motion to recommend approval provided that all Engineer comments are addressed and that a note stating that if the storm water management pond remains wet longer than 72 hours fencing must be required.

2nd by Mr. Hickethier .

Vote: Yea-5 Nay-0

Motion Carried

ACTIVE BUSINESS

Scott & Michelle Milhimes

Final subdivision plan to consolidate two lots into one 2.21 acre lot which will contain both the existing and proposed buildings and parking area of an existing auto repair shop. Please note a conditional use hearing was held for this operation and granted by the Board of Supervisors.

Mr. Terry Sheldon, from Beyond All Boundaries, representing the applicant, passed out revised plans to the Commission.

Ms. Heine, Township Engineer, reviewed the Engineer comments with the Commission. Ms. Heine also reviewed the conditions set for this plan as a result of the Conditional Use Hearing.

Ms. Heine explained to the Commission that being this is a commercial land development plan they normally go to Adams Co. Conservation District for review of erosion and sediment control but because there is minimal erosion and sediment control items the applicant is asking for a waiver from the Adams Co. Conservation District review. Mr. Sheldon added that the Conservation District does not require the review of an erosion and sediment control plan unless there is at least an acre of disturbed area. This plan has .03 of disturbed area and a great chunk of that is part of the existing stone parking area that is only going to have a few more truckloads of stone added to it.

Mr. Sheldon reviewed his revised plans with the Commission.

The Commission discussed the need for bathroom facilities in the new shop. Mr. Milhimes agreed with the Commission and Mr. Naugle that at the building permit time a rough in for a bathroom will be required

Mr. Stone made a motion to recommend the waiver from the Adams County Conservation District review and approval.

2nd by Mr. Hickethier.

Vote Yea-5 Nay-0

Motion Carried

Mr. Stone made a motion to recommend approval of the plan pending the Engineer comments are addressed and adding a note to the plan for a rough-in for a bathroom be required.

2nd by Mr. Tallman

Vote: Yea-5 Nay-0

Motion Carried

NEW BUSINESS

Gettysburg College-Waiver Request

Gettysburg College is exploring the feasibility of consolidating into one lot the individual lots that comprise the core of the College's campus. Portions of at least one of these lots may be in Cumberland Township. Gettysburg College is asking for a waiver of Section 22-308 of the Cumberland Township Subdivision and Land Development Ordinance to permit the proposed consolidation without the approval of a formal subdivision plan.

The Commission reviewed the map showing the Cumberland Municipal boundary. Mr. John Andrews and Jim Besecker with McNees, Wallace and Nurick representing the applicant gave an explanation of the plan and their request. Mr. Andrews stated that there are only 1 or 2 parcels that are going to be affected within Cumberland Township which are very small. Mr. Andrews also stated there is no development planned only cleaning up lot lines to make one large lot.

Mr. Stone made a motion to recommend the waiver of a formal plan for the consolidation of lots within Cumberland Township.

2nd by Mr. Tallman.

Vote: Yea-5 Nay-0

Motion Carried

NEW BUSINESS

Adams Electric Zoning Map Change

Requesting 4 tracts of land located on Biglerville Rd/South Ave. to be rezoned from Business Park (BP) to Residential (R).

Mr. Bob Sharrah, representing the applicant, reviewed the zoning map change request and gave the Commission some background for their reason of asking for the request.

Mr. Hickethier made a motion to recommend approval of the zoning map change request. 2nd by Mr. Tallman

Vote: Yea-4 Nay-0 (Henderson Abstained)

Motion Carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle gave a report for the December, 2013 & January, 2014 building/zoning activities within the Township.

ADJOURN

**There being no further business, the meeting was adjourned at 8:30 p.m. by motion of Mr. Tallman seconded by Mr. Stone.
Motion carried.**

Michele Long, Secretary