

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the December 10, 2015 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*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the Minutes from the November 12th, 2015 Planning Commission Meeting.

Mr. Tallman made a motion to approve the minutes from the November 12th, 2015 Meeting. 2nd by Mr. Stone.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

N/A

NEW BUSINESS

Timeless Towns of the America's

Land Development Plan to replace the existing wastewater treatment facility with a new facility to be installed on a slab above grade, located on Emmitsburg Road.

Ms. Leah Heine, Township Engineer, gave a review of the land development plan to the Commission, reminding the Commission that they had previously seen this sewage planning module for this same property. Mr. Fred Heerbrandt with William Hill and Associates, representing the applicant, explained to the Commission that the Department of Environment (DEP) is making them replace the current system due to the current steel tanks leaking in the ground. Mr. Heerbrandt added they want to remove those tanks and place the new system above ground on a concrete slab. Mr. Heerbrandt added that they will be replacing what they currently have with something that is new due to the current system breaking down, noting that the footprint of the project will not change. Mrs. Heine reminded the Commission that they are only looking at the land development part of this plan not the process of how the station will be working, that part is being reviewed by other associates in her office and will be done at a later date. Mr. Heerbrandt stated that Timeless Towns is under a consent order from DEP and they have a timeframe to get this done before penalties start so this is why they are doing an above ground system. Mrs. Heine started to review the engineering comments adding that they are asking for a preliminary plan waiver from the applicant. Mr. Heerbrandt submitted a preliminary plan waiver letter to the Commission. Ms. Heine continued reviewing the comments with the Commission. The Commission had open discussion with Ms. Heine and Mr. Heerbrandt. Mr. Heerbrandt was in agreement

with the comments from the engineer. Mr. Heerbrandt does not feel they need to bond anything with the Township or have inspections from the Township due to the tanks not being dedicated to the Township. Mr. Henderson advised that this will be taken care of by the Township Attorney.

Mr. Stone made a motion to approve the preliminary plan waiver request.

2nd by Mr. Caudill

Vote: Yea 5 Nay: 0

Motion carried

Mr. Tallman made a motion to table the plan to work on the outstanding engineering comments.

2nd by Mr. Hickethier.

Vote: Yea - 5 Nay – 0

Motion Carried

NEW BUSINESS

Misty Ridge Lot 5

Final plan proposing the development of four buildings, each with six dwelling units located on Misty Ridge Road.

Ms. Leah Heine, Township Engineer, gave the history of the Misty Ridge Preliminary plan to the Commission before starting the review. Ms. Heine also explained what has currently been built in Misty Ridge. Ms. Heine read the special note number one (1) on the preliminary plan which states, Lot 2 containing 1.22 acres of land as depicted hereon shall be added to other holdings of picpie. It shall be used for community recreational purposes only and no dwelling units of commercial facilities shall be constructed thereon. This note was approved on the plan in 2013. Ms. Heine asked for the Commissions thoughts on this note on the plan. Mr. Bob Sharrah, engineer representing the applicant, spoke to the Commission regarding this note and told them that it was completed a long time ago and that with the changing times he added another special note to the current plan to try and fix the problem created by the first special note. Neither of these notes were recited in the meeting just read by the Commission. The Commission discussed these notes with the engineers. Ms. Heine asked the Commission for their thoughts and comments on these notes as they were not a zoning or a subdivision issue. The Commission stated they could move on and would get back to that. Ms. Heine continued to review the comments with the Commission and Mr. Sharrah. Ms. Heine asked the Commission to review Adams County comment regarding their asking the applicant to do a revised preliminary plan due to the changes in the units from the original preliminary plan. The applicant does not agree with needing another revised preliminary due to the footprint of the plan being less than the original preliminary plan. Mr. Sharrah verified with Ms. Heine that these units are not condominiums they are studio apartments. Mr. Sharrah agreed to doing a preliminary/final plan, Mr. Sharrah stated that he would submit a request for a preliminary/final with his revised plans. The Commission discussed access for fire apparatus into this lot. Mr. Naugle informed the

Commission that Rob Neale will do a fire review on the plans and the buildings which he will address any issues there may be for fire apparatus being able to access the buildings. The Commission stated that they would approve the special note being changed if the Township Attorney approved it. Ms. Heine was going to ask the Attorney for a written response if this is legally ok. The Commission discussed buffering. Mr. Naugle stated he would go out with the applicant and engineer to see what was there and what was going to be removed, he would take pictures and bring them back to the Township Engineer for review. Mr. Henderson is concerned with the water pressure as his has gone down since Misty Ridge has been developed. Mr. Naugle stated that he has been closely watching the flows out there and they average 47 psi.. Ms. Heine stated that Gettysburg Municipal Authority will review this plan and make sure there is adequate pressure and capacity.

Mr. Caudill made a motion to table the plan for further work on the engineering comments.

2nd by Mr. Stone.

Vote: Yea - 5 Nay – 0

Motion Carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the November building/zoning activity with the commission.

ADJOURN

**There being no further business, the meeting was adjourned at 9:15 p.m. by motion of Mr. Stone seconded by Mr. Hicketier.
Motion carried.**

Michele Long, Secretary