

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the March 12, 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, Ben Thomas (*Township Manager*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

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

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

Vote: Yea - 5 Nay - 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

N/A

NEW BUSINESS

Philip & Barbara Wolf – Subdivision of one (1) 10.881 acre lot from a large parent tract of 146 acres. The proposed new lot is at the intersection of Willoughby Run Road and Black Horse Tavern Road.

Ms. Heine, Township Engineer, explained the plan to the Commission. Ms. Heine reviewed the engineering comments. Mr. Bob Sharrah, representing the applicant, was in agreement with the township comments.

Mr. Caudill made a motion to recommend approval to the Board of Supervisors based on the engineering comments. 2nd by Mr. Stone.

Vote: Yea - 5 Nay - 0

Motion Carried

NEW BUSINESS

RT Scott, LLC. – A special exception to establish a landscape yard as an accessory use to the principal commercial use of a RV repair, sales and storage business in the Village Mixed-Use (VMX) zoning district. This accessory use will be a landscape supply yard with an addition of approximately 115'x310' gravel area. The accessory use is requested as a special exception under Section 27-602 of the Cumberland Township Zoning Ordinance. The property is located at located at 60 Knight Road.

(Mr. Kenny Caudill recused himself from the table)

Mr. Thomas explained the special exception application to the Commission and gave the details of the hearing with the Zoning Hearing

Board. Mr. Bob Sharrah, representing the applicant, gave the Commission the reasoning for the application and gave detail of the business. Mr. Tallman was concerned with the odors that may be received by neighbors. Mr. Caudill, applicant, stated he currently has a business like this in Hanover and has never received a complaint regarding any odors.

Mr. Tallman made a motion to recommend approval of the special exception to the Zoning Hearing Board. 2nd by Mr. Stone.

Vote: Yea - 4 Nay – 0 (Caudill recused)

Motion Carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Thomas reviewed the February, 2015 building/zoning activities within the Township for Mr. Naugle who was on vacation.

ADJOURN

**There being no further business, the meeting was adjourned at 7:31 p.m. by motion of Mr. Hicketier seconded by Mr. Caudill.
Motion carried.**

Michele Long, Secretary