

# CUMBERLAND TOWNSHIP PLANNING COMMISSION

## Minutes of the October 8, 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, Kenny Caudill, Bill Naugle (*Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*), Ben Thomas (*Township Manager*) and Stephen Coccoresse (*Township Attorney*).

### APPROVAL OF MINUTES

Approval of the Minutes from the July 9th, 2015 Planning Commission Meeting.

**Mr. Tallman made a motion to approve the minutes from the July 9<sup>th</sup>, 2015 Meeting. 2<sup>nd</sup> by Mr. Caudill.**

**Vote: Yea - 4 Nay – 0 (Hickethier Absent)**

**Motion Carried**

### PUBLIC COMMENT

Brian Fitzgerald from 914 Barlow-Greenmount Road spoke regarding the group home that may be coming to the Barlow-Greenmount Road area. Mr. Fitzgerald spoke of property values dropping and the many reasons he did not want this group home to be approved.

### ACTIVE BUSINESS

No Items

### NEW BUSINESS

#### The Estate of Jack Davis

Proposing the subdivision of an existing parcel into a 9 acre lot for a new home and a residue/remainder lot of 12.4 acres located at the intersection of Pumping Station Road and Roberta Way.

Ms. Leah Heine, Township Engineer, gave an explanation of the plan to the Commission. Ms. Heine reviewed the engineering comments. Ms. Heine explained to the Commission that the sewage planning exemption would need to be acted upon this evening also. Ms. Jess Eshelman with R. Lee Royer & Associates, representing the applicant answered questions from the Commission and gave further explanations of the plan.

**Mr. Stone made a motion to recommend approval of the sewage planning exemption for the Jack Davis Subdivision**

**2<sup>nd</sup> by Mr. Tallman**

**Vote: Yea-4 Nay-0 (Hickethier Absent)**

**Motion Carried**

**Mr. Caudill made a motion to recommend conditional approval of the plan based upon the engineering comments and upon the deed of dedication being completed for the road.**

**2<sup>nd</sup> by Mr. Stone.**

**Vote: Yea - 4 Nay – 0 (Hickethier Absent)**

## **Motion Carried**

### **NEW BUSINESS**

#### **Grandview Station**

Preliminary plan proposing the construction of five new storage buildings and two new retail buildings on a lot with an existing commercial/retail establishment. Plan is proposed to be done in three phases on the existing 3.7 acres lot located on Biglerville Road (Route 34).

Ms. Leah Heine, Township Engineer, gave the history on this plan along with explaining the current plan to the Commission. Ms. Heine explained to the Commission that this plan will be completed in three phases. Ms. Heine continued to review the engineering comments. The Commission asked Mr. Sharrah, the engineer representing the applicant, to submit a separate sheet that depicts the phasing and shows the 3 different lots. The Commission questioned the gate in relation to the hours that the gate would be open and how it would be opened or closed. Mr. Sharrah stated he would speak to the owner in regards how the gate will operate in accordance with the fence. Ms. Heine asked the Commission on their opinion of when the sidewalks should be installed, if they felt they should all be installed at the time of phase 1 or a sidewalk installed at the time each phase is completed. Mr. Henderson stated that when they are done construction in each area they should then put the sidewalk in. Mr. Stone and Mr. Tallman were concerned with the traffic flow within the storage sheds. Ms. Heine stated she would discuss this with the traffic engineer.

**Mr. Caudill made a motion to table the plan for further work to be completed on the plan including the traffic study.**

**2<sup>nd</sup> by Mr. Tallman.**

**Vote: Yea - 4 Nay – 0 (Hickethier Absent)**

**Motion Carried**

### **NEW BUSINESS**

#### **Zoning Ordinance Text Amendment**

Review of possible hardship and an apparent inconsistency in the language of the Cumberland Township Zoning Ordinance, Chapter 27 for central water and sewer facilities and public water and sewer facilities in the (R) residential zoning district.

Mr. Thomas explained the request that the Township received regarding center water systems and public water systems. Mr. Sharrah stated that it has come to his attention that in the residential zone in the current zoning ordinance that central/public water/sewer services are required. Mr. Sharrah continued to state that the residential area is quite large and needing public water/sewage systems in these large suburban areas is very much a hardship. Mr. Sharrah stated that he sent a letter to Township Attorney Wisner which stated that if the lot size is larger than 2 acres, after sewage testing has been passed, and then you are able to have on-lot systems. Mr. Coccorese confirmed that Attorney Wisner did receive the letter from Mr. Sharrah and made the proposed revision that anything over 2 acres would not require central or public facilities. Mr. Thomas stated that Adams County Planning along with the Township have performed

extensive reviews on this adding that he is very concerned that anyone can take their own plot of land and put in a water system which may be built to very limited standards and then may become inherited by the Municipality if and when that current owner no longer occupies the property. Mr. Thomas added, as the comprehensive plan continues how far out do we want to see clustered zoning come into the Townships. Mr. Thomas wanted the Commission to take in mind that if all of the 'R' Residential zone in the Township became clustered developments that would be a huge burden on the roads, infrastructures and tax base within the Township.

**Mr. Tallman made a motion to recommend the text amendment request to the Board of Supervisors.**

**2<sup>nd</sup> by Mr. Caudill.**

**Vote: Yea - 4 Nay – 0 (Hickethier Absent)**

**Motion Carried**

## **OTHER BUSINESS**

### **Zoning/Code Officer's Report**

Mr. Naugle reviewed the September, 2015 building/zoning activities within the Township. Mr. Naugle also updated the Commission on the progress at Misty Ridge.

## **ADJOURN**

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

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Michele Long, Secretary