

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the May 11, 2017 Regular Meeting

CALL TO ORDER

The meeting was called to order at 7:01 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*), Sam Wiser, (*Township Attorney*), Leah Heine, (*Township Engineer*), Bill Naugle (*Zoning/Code Officer*) Michele Long (*Planning Commission Secretary*).

APPROVAL OF MINUTES

Approval of the Minutes from the April 13th, 2017 Planning Commission Meeting.

Mr. Stone made a motion to approve the minutes from the April 13th, 2017 Meeting.

2nd by Mr. Hickethier.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

None

ACTIVE BUSINESS

Cumberland Crossing Sewage Facilities Planning Module

Recommendation

Sewage Planning Module for the final subdivision plan proposing a planned community consisting of 43 single-family lots on 40.6 acres, located at the intersection of Mason Dixon Road and Swetland Road.

Mr. Stanley Flaggs, adjoining property owner of the subject property, questioned the fact that he did not receive written notice of the decision from the conditional use case in 2008. Mr. Wiser explained to him that he would need to consult with his own legal counsel to contest the plan and the legalities of the approvals. Mr. Flaggs requested that the Commission visit the property.

Mr. David Waybright, 836 Mason Dixon Road, questioned the two septic systems on the plan and how they are going to be taken care of. Mr. Waybright also stated that there are wells on the property also that need attention.

Shawn Anderson, 68 Swetland Road, concerned with his young children safely playing, more traffic and high speed of drivers, light pollution, lose of peace and tranquility and his view shed.

Ms. Leah Heine, Township Engineer, showed the treatment plant to the Commission on the plans along with giving an explanation of the Component 4A which is part of the module that the Commission needs to complete. Ms. Heine asked the Commission to briefly review items 1-11 on the engineering comment letter but did not feel the need to discuss those in detail at this time. Ms. Heine stated that item 12 is in regard to Component 4A of the Planning Module which she reviewed with the Commission. Ms. Heine explained to the Commission that their only obligation to the Planning Module is the Component 4A. Mr. Waybright

questioned Mt. Joy Township having a 537 Plan regarding this subdivision.

Mr. Tallman made a motion to table the sewage planning module for further review and for Mt. Joy Township to be involved with the review.

2nd by Mr. Caudill.

Vote: Yea - 5 Nay – 0

Motion Carried

NEW BUSINESS

Citizen Text Amendment Request

Request to remove the permitted use of ‘Assisted Living Facilities’ in the Residential (R) zoning district.

John Winkleman, 32 Skyline Court, representing Mr. Steve Lewis. Mr. Winkleman read a letter from Mr. Lewis regarding his opposition to assisted living facilities in the residential zoning districts.

Mary Stevenson, 390 Country Club Lane. Ms. Stevenson is in opposition to removing assisted living facilities from the residential zoning district. She feels there are not enough of these facilities in the Gettysburg area and would not like these types of facilities taken out of the Residential district.

Barb Zimmerman, 210 Old Mill Road. Ms. Zimmerman spoke for Twin Lakes. Ms. Zimmerman gave a history of living in this area for the past 36 years and how the new developments that came to the area have created unbelievable traffic. Ms. Zimmerman feels that the assisted living facility is not going to make any difference from what is already there and disturbed. Ms. Zimmerman explained more housing developments will create more traffic than an assisted living facility will. Ms. Zimmerman submitted a petition against the text amendment to take assisted living facilities out of the residential zoning district.

Don Kauffman, 56 Bittern Drive. Mr. Kauffman agrees with taking the assisted living facilities out of the residential zoning district being they are large businesses. Mr. Kauffman feels these facilities are uncharacteristic for these areas and there is a chance that many more of these facilities could appear.

Ed Syplee, Red Oak Lane. Mr. Syplee supports assisted living facilities being located in the residential zoning district.

John Stevenson, 390 Country Club Lane. Mr. Stevenson is opposed to removing assisted living facilities from the residential district and that there is a need for these facilities in this area.

Cheryl Winkleman, Skyline Court. Mrs. Winkleman feels this is going to cause a lot of traffic and disturbance with medical response trucks.

Jean Stone, 1745 Mummasburg Road. Mrs. Stone supports removing assisted living facilities from the residential district due to building heights being too high.

Mr. James Strong from the McKnees, Wallace & Nurick, representing Country Meadows. Mr. Strong gave an explanation of the Country Meadows property. Mr. Strong stated that they feel the Township is being asked to do a piece mail zoning change which is not good planning and not consistent with township and county planning documents.

Mr. Wisner asked the Commission to look the current comprehensive plan and make sure the current request meets the goals of the Township. Mr. Wisner read items from the Comprehensive Plan in what the vision of the Township is for this area. Mr. Strong added that the buildings will not exceed the current restricted building height. Mr. Henderson advised the Stock and Leader Group, owners of the Country Meadows property, to review the airport overlay zoning district that is up for adoption. Mr. Stone reviewed the new goals and objectives of the upcoming comprehensive plan and it is supposed to support all types of residential communities. Mr. Tallman feels this is a good fit in this type of neighborhood.

**Mr. Caudill made a motion to recommend to the Board of Supervisors to leave the text the way it is regarding assisted living facilities being located in the residential zoning district and not accept the text amendment submitted by Mr. & Mrs. Lewis.
2nd by Mr. Tallman.
Vote: Yea-5 Nay-0
Motion Carried**

OTHER BUSINESS

Zoning/Code Officer's Report

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

ADJOURN

**There being no further business, the meeting was adjourned at 8:52 p.m. by motion of Mr. Hicketier seconded by Mr. Stone.
Motion carried.**

Michele Long, Secretary