

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the January 10, 2019, Regular Meeting

CALL TO ORDER

The meeting was called to order at 7:00 pm by
Chairman Jim Henderson. The meeting was recorded.

ATTENDANCE

Present were; Jim Henderson (Chairperson) Barry Stone (Vice-Chairperson), Kenny Caudill, Steve Tallman, Dennis Hickethier, Sam Wisner (Solicitor), Michele Long (Zoning Officer), Annelise Niner (Administrative Assistant)

**APPOINT TEMPORARY
CHAIRPERSON**

Mr. Henderson appointed Solicitor Sam Wisner as temporary chairperson for the purpose of reorganizing to elect a Chairperson.

REORGANIZATION

Mr. Wisner asked for nominations for Chairperson of the Planning Commission. Mr. Hickethier nominated Jim Henderson for Chairperson. No other nominations were given.

With no other nominations, Mr. Caudill motioned to close nominations, seconded by Mr. Hickethier.

Motion: Mr. Caudill made a motion to elect Mr. Henderson as Chairperson for 2019, seconded by Mr. Tallman.

Vote: Yea- 5 Nay-0

Mr. Henderson asked for nominations for Vice Chairperson of the Planning Commission.

Mr. Hickethier nominated Mr. Barry Stone for Vice Chairperson, seconded by Mr. Caudill.

No other nominations were given. Mr. Caudill made a motioned to close nominations, seconded by Mr. Tallman.

Motion: Mr. Henderson made a motion to elect Mr. Stone as Vice Chair for 2019, seconded by Mr. Caudill.

Vote: Yea-5 Nay-0

APPROVAL OF MINUTES

Approval of Minutes from the November 8, 2018.

Motion: Mr. Hickethier motioned to approve the submitted minutes. Seconded by Mr. Stone.

Vote: Yea- 5 Nay-0

Motion Carried.

PUBLIC COMMENT

There was no public comment at this time.

ACTIVE BUSINESS

Musket Ridge, proposing 122 dwelling units in 61 buildings, with one office building and associated off-street parking for the office building located on the east side of Kinsey drive:

Mr. Bob Sharrah (Sharrah Design Group Inc.) presented the Commission with the brief history of the Musket Ridge Plan. The project was originally submitted in 2015, where there were comments from the Township's traffic engineer.

In those comments, there was discussion in relation to the designation of Armistead Ave. as a "Neighborhood Collector." With the attached design, a revised horizontal alignment and general design of this street to meet the Township's criteria for this designation is proposed.

Mr. Sharrah also made note that the most recent submission for this project proposed the connection to Kinsey Drive as an emergency connection only; with the main access being through the Lincoln Estates mobile home park. Due to concerns from the Lincoln Estates ownership; as well as the residence of Lincoln Estates the Musket Ridge design has been revised back to the previous original main connection to Kinsey Drive. He is presently working on a subdivision design for the adjoining Arthur Shaw property.

In addition, the subdivision will extend Kinsey Drive southward, extend Armistead Ave. south and west to Knoxlyn Road, which will provide another vehicular connection utilizing the "neighborhood collector."

In discussion with the Planning Commission, Mr. Sharrah, Ms. Heine and Ms. Long, there were several areas of concern such as access to Kinsey Drive from Chambersburg Road, the extending of Kinsey Drive southward and having "No Parking" on both sides of the collector road. With the concerns from the Planning Commission members, and Township staff, Mr. Wisner suggested that the Commission table the plans, until KPI's comments are received, Adams County comments are received and Jodie Evans (McMahon Associates) comments are received. Mr. Wisner also suggested that the proposed plans go to Gettysburg Fire Department for comments as well.

**Motion: Mr. Stone motioned to table the proposed plans until the following months meeting or after. Seconded by Mr. Hickethier.
Vote: Yay-5 Nay-0**

NEW BUSINESS

David & Christine Cassell; Requesting a variance from Section 27-601 for a single-family dwelling in the Mixed -Use (MX) District without central water & sewer facilities.

Mr. Terrence L. Sheldon, P.E, RLA representing the applicants Mr. & Mrs. Cassell presented the case before the Planning Commission. The Cassells' are requesting a variance for the property located at 175 Marsh Creek Road located in the Mix- Use district. The property currently has a house that has been abandoned along with a shed. The Township Sewage Officer has been to the location and identified two locations for private septic to be located on the property. The applicant is asking of the variance due to no central water and sewer that could be feasibly connected to the property. The nearest public sewer facilities operated by Cumberland Township Authority are located near U.S Route 30, about six (6) miles from the property.

Mr. Wiser discussed with the applicants the Greenmount Study and that if the Greenmount project goes forward, and public sewer and water is made available, they would have to connect at their own expense.

Motion: Mr. Tallman recommended to approve this case to be forward to the Zoning Hearing Board. Seconded by Mr. Hickethier.

Vote: Yea- 5 Nay- 0

6. GENERAL

Zoning/Code Officer's Report for December 2018

Ms. Long reviewed the December building /zoning activity with the Commission.

Motion: Mr. Dennis Hickethier motioned to accept the December Zoning Officers report. Seconded by Mr. Caudill.

Vote: 5 Yay, 0 Nays

Motion carried.

7. ADJOURN

There being no further business, the meeting was adjourned at 7:50 pm by motion of Mr. Tallman.

Seconded by Mr. Stone.

Annelise M. Niner- Administrative Assistant