

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the July 12, 2018 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, Michele
Long (Planning Commission Secretary), Annelise Niner (Administrative
Assistant)

ABSENT

Bill Naugle (Zoning Officer)

Brief announcement from the Chairperson Mr. Henderson in regards to Ms.
Michele Long's new position as Assistant Zoning Officer. The Board
would like to congratulate her and wishes her good luck in the new
position.

APPROVAL OF MINUTES

Approval of Minutes from the June 14, 2018 Public Comment Meeting and
the Planning Commission Meeting. **Motion to approve the submitted
minutes was made by Kenny Caudill and Seconded by Barry Stone.**
Vote: Yea- 5 Nay-0
Motion Carried.

PUBLIC COMMENT

There was no public comment at this time.

ACTIVE BUSINESS

None on the agenda

NEW BUSINESS

**Wayne & Susan Hill- Proposing the subdivision of a 46.82-acre
residential lot into 4 (four) 10+ lots for single family residential use
located on Knight Road:**

Ms. Leah Heine, Township Engineer, presented the staff report. The plan
proposes to subdivide a 46.82-acre parcel into four (4) building lots of 10
or more acres. All lots are located in the Residential Zone and will contain
on-site wells and septic. From our review we note the following items:

Zoning Ordinance Comments:

- 1) Areas of steep slopes and very steep slopes should be identified. A list
of prohibited uses in these areas should be noted. *Ms. Heine noted that
one home is being placed on a steep slope, this is located on lot 2, this
maybe needs to be changed.*
- 2) The Zoning Data Table should include the minimum driveway to tract
perimeter distance of 10 feet. – *Ms. Heine added that more than 10 feet
be added to the tract perimeter to site data.*

Subdivision Ordinance Comments:

1) Adams County Planning comments should be considered.

2) The following waiver is being requested:

To allow for more than 3 dwelling units to be served by a joint use driveway. The Township should be provided with a formal written request.

Typically for 4 or more lots, a private road would be required. If a waiver is granted, it should be considered if any of the requirements of the Private Street section of the SALDO should be added as conditions of waiver approval.

A lengthy discussion in the proposed easement of the drive way to the proposed lots. In addition, there is concern with the width of the proposed driveway, this is in regards to the accessibility of EMS, Fire and Police being able to access the proposed homes and maneuver around once back in the area. Questioning of the proposed width of the driveway being 16 feet wide, the Commission expressed they would like the driveway to be wider to give more accessibility to emergency vehicles. Commission had suggested a possible width of 20 feet for the proposed shared drive way.

Ms. Heine suggested to the Commission that they could add a condition to the waiver request that there be an accessible way to get in and out of the properties. As well as an agreement with regards to the shared drive way.

3) The site benchmark data should be completed. *Ms. Heine explained that this information needs to be added.*

4) The owner's or equitable owners acknowledgement should be executed.

5) The date of the wetland delineation should be noted. A reconfirmation of the wetland boundaries will be necessary if the delineation is more than 5 years old.

6) An existing conditions and proposed conditions plan should be provided so requirements relating to storm water management, erosion and sedimentation control, and grading can be fully ascertained. *Ms. Heine requested an existing conditions site plan to what is out at the site currently.*

7) Proposed grading for the 16-foot-wide gravel drive should be shown so that impacts to the site lots, neighboring lots, wetlands, septic site, etc. maybe determined. A typical road cross section and profile should be provided. *Ms. Heine is concerned with where the grading is in regards to lot 3 and the proposed perk site. Commission had concerns with the width of the proposed driveway, they were concerned that 16-foot-wide might not be wide enough for Emergency vehicles and equipment to be able to access the houses.*

- 8) We note that the measured and required sight distance (to the east) is the same. The Road Superintendent and Township Engineer will need to verify this proposed location. An enlarged plan of this area should be provided. (1" =20') *Ms. Heine explained that the current measurement for the sight distance was of some concern. Would like to go out with the Road Superintend to see the area. Also asked that it be to a larger scale on the plans. Questioned where they had come up with the sight distance.*
- 9) A clear sight triangle should be shown.
- 10) All lots must "front" on a dedicated public street. The Township should determine if the lots meet the ordinance as the proposed frontage does not provide for "clear access" and also creates irregularly shaped lots.
- 11) It should be shown how/where utilities will be installed. *Ms. Heine noted that this should be noted on the plans if they are buried and where on the property they are located.*
- 12) A storm water easement should be provided /shown for Plum Run and its associated floodplain. *Ms. Heine indicated that needed to be added to the plan.*
- 13) Concrete monuments must be installed. We recommend one monument per 2 lots be installed on common property corner.
- 14) Sewage Facilities Planning or Exemption approval is required.

Motion: Mr. Steve Tallman motioned to approve the request for a formal letter to allow for more than 3 dwelling units to be served by a joint driveway to the Board of Supervisors. Seconded by: Dennis Hickethier.

Vote: Yea-5 Nay-0

Motion: Mr. Steve Tallman motioned to table the proposed development plans until next month so drive way concerns can be addressed. Seconded by Dennis Hickethier.

Hartman, Maitland & Croy Property- Subdivision of a 14.029-acre lot into three residential lots sharing an existing access drive with seven other residential lots.

Ms. Heine presented the staff report. The plan proposes to subdivide a 14-acre parcel into three (3) building lots. All lots are proposed to be accessed via an existing (Red Oak Lane) gravel driveway within a 45-foot wide access right-of-way from Herr's Ridge Road. All lots are located in the Residential Zone and will contain on-site wells and septic. The existing driveway for the proposed lots is a non-conforming driveway. There is no need for the waiver, since they are only adding three additional lots. This would create a new total of 8 to 10 homes.

Commission Member Steve Tallman asked if the existing homes on the private driveway had public water or sewer. Mr. Bob Sharrah explained that the existing houses along with the new proposed homes would be on well and septic.

Mr. Scott Hartman, who is the husband of one of the owners, gave the commission a brief history of the property and the reasoning behind doing the proposed subdivision.

Mr. Steve Tallman discussed him going to the property and how narrow the existing drive way is, and his concern with adding additional houses to the drive way, regarding the accessibility for Emergency equipment getting back to the houses.

Ms. Heine did question Mr. Sharrah in regards to this plan not needing a waiver such as the previous plan brought before the board earlier that evening. Mr. Sharrah explained he felt there was no need for the waiver since they are just adding three additional lots.

Mr. Hartman did explain that there is an existing easement agreement in the deeds. Mr. Hartman also added, that the two closer lots to Herr's Ridge could possibly use that as an access point.

Mr. Stone asked what the current width of the drive way is. Mr. Sharrah said the existing cart way is 14 ft wide. The existing driveway is on the lines with in the property they are sub divisible. The concern of the Commission is the width of the existing driveway.

Mr. Stone also expressed concern that with adding these three additional lots, would there be an issue with new homeowners getting insurance down the road, due to access to the homes for Emergency vehicles.

Mr. Caudill discussed his concerns with the existing driveway not being improved and how this was going to be maintained when the new houses come in. The applicant explained that there is no formal written

agreement. Just a notation on the deed in regards to maintaining the existing driveway. In addition, if they were to draw up a new agreement with all homeowners on this, the applicant's concerns were how would you enforce this agreement and in addition make everyone agree to it.

Mr. Henderson suggested that possibly Lot's 1 & 2 have a separate driveway, and have lot 3 use the existing Red Oak Lane driveway.

Motion: Mr. Steven Tallman motioned to table the proposed minor subdivision plan until all comments can be addressed. Seconded by Barry Stone.

Vote: Yea-5 Nay-0

Motioned Carried.

6. GENERAL

Zoning/Code Officer's Report for June 2018

Mr. Naugle was not in attendance. Ms. Michele Long presented the report for June to the Commission.

7. ADJOURN

There being no further business, the meeting was adjourned at 8:17 pm by motion of Mr. Hickether. Seconded by Mr. Caudill.

Annelise M. Niner- Administrative Assistant.