

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the July 9, 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, Bill Naugle (*Zoning Officer*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the Minutes from the June 11th, 2015 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the June 11th, 2015 Meeting. 2nd by Mr. Stone.

Vote: Yea - 5 Nay - 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

N/A

NEW BUSINESS

Lincoln Development Company – Proposing two self-storage buildings on a .672 acre parcel with existing residential use, located on Chambersburg Road. Application has received conditional use approval.

Mr. Bob Sharrah, representing the applicant gave an explanation of the plan to the Commission. Mr. Sharrah stated that the current plans the Commission had in front of them were finished before the conditions were set from the conditional use hearing and that he would add those conditions to these plans before recording. Ms. Leah Heine, Township Engineer, reviewed their comments with the Commission. Ms. Heine had a concern with the width of the driveway/drive aisles for parking trailers and the turning radius for turning them around not being large enough. Ms. Heine would like two parking spaces to be shown on the plan. The Commission had further discussion with the applicant and engineer regarding the design of the plan.

Mr. Tallman made a motion to table the plan until the August meeting for further discussion.

2nd by Mr. Stone.

Vote: Yea - 5 Nay - 0

Motion Carried

NEW BUSINESS

Musket Ridge – Proposal of 122 dwelling units in 61 buildings, with one office building and some associated off-street parking for that office building located on the east side of Kinsey Drive.

Walter Kurycz, Jr. from 95 Kinsey Drive gave public comment regarding this plan. Mr. Kurycz's discussion points were:

-Headlights from the stop sign shining into his house and ruining his quality of life.

-The need of city water and he does not want to hook up to city water.

- The extra traffic that will be trying to turn left onto 30 which is very dangerous and have had numerous accidents there due to the bad site distance.
- Horrible traffic issues with extra people and bad intersection at Kinsey and Route 30.
- Wetland issues and the water that will be running down the hill onto the development land.
- School district feels Kinsey is not safe and will not run a school bus down the street, the kids have to catch school bus on Knoxlyn.
- Bog turtles are in this area and will need to be checked out.

Lizanne Stephan, 110 Kinsey Drive gave public comment regarding Musket Ridge. Ms. Stephan is concerned with the same items as Mr. Kurycz. Ms. Stephan mentioned traffic concerns, kids on their bikes not paying attention to traffic, and the wetlands

Donna Grove, 75 Kinsey Drive gave public comment stating the same concerns as Walter Kurycz and Lizanne Stephan. Ms. Grove does not want city water. Ms. Grove thinks they need a right of way to Old Mill Road.

Mr. Bob Sharrah, representing the applicant responded to the water issue and feels pretty strongly that no one is going to force city water on the current residents located on Kinsey Drive. Mr. Sharrah stated he would see if he could get a letter from The York Water Company to state that they would not force the current residents to hook up to their water system. Mr. Sharrah added that a traffic study was completed and this is currently being reviewed by the Township's traffic engineer. Mr. Sharrah explained to the Commission that the development is going to be classified as an active adult community, which has a legal definition of being a '55 years of age and older community'. Ms. Leah Heine, Township Engineer, stated that she didn't feel that she needed to go through every comment at this time because a lot of the comments could be resolved by next month's meeting. Ms. Heine stated that they are proposing this be a 40% cluster overlay development, which is something that is allowed in the residential zone but, to do that it needs to be shown that 40% of the developable land is going to remain in open space. Ms. Heine asked for the Planning Commission's thoughts and opinions on this issue. Mr. Henderson explained that the County comments addressed this but they were received very late in the day and have not really had time to be reviewed. Mr. Sharrah added that there was a wetland expert brought out to the property to examine the wetland situation he clearly delineated wetlands down by the streams and he looked in two areas that normally flood all the time. Mr. Sharrah stated that he said it did not meet the criteria as being classified as a wetland area. This study was submitted to Rusty Ryan at the Conservation District. Ms. Heine asked that this plan be submitted as a preliminary plan and the final plans be submitted to show the phasing.

Mr. Tallman made a motion to table the plan until the August meeting.

2nd by Mr. Caudill.

Vote: Yea - 5 Nay - 0

Motion Carried

NEW BUSINESS

N/A

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the June, 2015 building/zoning activities within the Township. Mr. Naugle also gave an update on the progress at Misty Ridge.

ADJOURN

There being no further business, the meeting was adjourned at 8:30 p.m.

Michele Long, Secretary