

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the March 10, 2016 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*) and, Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the Minutes from the February 11th, 2016 Planning Commission Meeting.

Mr. Caudill made a motion to approve the minutes from the February 11th, 2016 Meeting. 2nd by Mr. Hickethier.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

Brian Fitzgerald; 914 Barlow-Greenmount Road. Mr. Fitzgerald passed out pictures to the Commission of typical homes that the Keystone Group uses for group homes. Mr. Fitzgerald feels these houses are too large for the size of lot they have purchased.

Nida Gross; 938 Barlow-Greenmount Road. Ms. Gross had questions regarding the proposed zoning changes that were briefly discussed at last month's Board of Supervisor's meeting. Mr. Naugle asked Ms. Gross to send her questions to him in an email and he would get back to her. Mr. Naugle explained to her that the process for these changes is a very thorough, lengthy process which will involve hearings with public comment from the residents.

Joyce Ann Deal; Unit 48 in Devonshire Village. Ms. Deal wanted to make the Commission aware that there is a lot of digging and pipe laying being done at Timeless Towns. Ms. Deal passed out letters from the property management company for Devonshire Village community. Ms. Deal explained that they are doing work very quickly at Timeless Towns which is unusual. Ms. Deal was also very concerned with why they need to keep boiling the water and how much bacteria is in the water. Ms. Deal added that there is a ring around the tub after she takes a shower at night time. Mr. Caudill advised her to contact the Department of Environment regarding the water issues. Ms. Deal wanted this to be brought to the Townships attention for action to be done.

ACTIVE BUSINESS

Misty Ridge Lot 5; Building A

Re-submission of Lot 5, Final plan for Building 'A' only, located on Misty Ridge Road.

Ms. Leah Heine, Township Engineer, explained the plan to the Commission asking them to consider this as a brand new plan not a revision to the prior plan they seen for Lot 5. Ms. Heine reiterated that this is just a final plan for Building 'A' and the Commission needed to

review it as if there may never be any other buildings going on this lot. Mr. JR Crushong, applicant, questioned Ms. Heine explaining that there was a meeting with Ben Thomas, Township Manager and he was under the impression that this was remaining a preliminary plan that would be good for five years and that he was able to phase the buildings out as A,B,C&D. Ms. Heine stated that it was her understanding that they were still waiting on a waiver letter for the preliminary plan and therefore this was being reviewed as a final plan for Building A. Mr. Tallman referenced an email that was in their packets from Ben Thomas on March 3rd which stated that the plans will be resubmitted as a final plan for the first building and the other three will be preliminary. Ms. Heine stated she did not have this email. Mr. Henderson stated that at the January meeting the Commission approved the entire plan. Mr. Crushong agreed and explained that this in front of them tonight is only final approval for Building 'A' and it was done like this so the applicant didn't have to pay for all of the sewer taps at one time. Doing it this way by buildings they only have to pay for the taps as each final building plan is submitted. Ms. Heine stated that she did see the emails but the plans received did not match what was stated in the emails, the plans did not have the information on them that was required for a preliminary plan.

**Mr. Tallman made a motion to table the plan to the next meeting.
2nd by Mr. Stone.**

Vote: Yea 5 Nay: 0

Motion carried

ACTIVE 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. Heine asked if anyone was at the meeting to represent the applicant. Being there was none Ms. Heine stated that she wasn't sure the Commission was in a place tonight to be able to recommend this plan tonight being non one was there to say they agree with their comments. Mr. Henderson gave a brief review of the plan. Ms. Heine stated this plan has been revised since they had last seen the plan. Ms. Heine explained that the applicant added on lot consolidation to the plan which was one of the recommendations from them. Mr. Henderson gave more background to the plan. Ms. Heine stated that the lot consolidation plan will need to be recorded as a separate sheet to the preliminary plan. Ms. Heine explained that another change to the plan is they added phasing due to a retail business being interested in the property. Ms. Heine and the Commission discussed sidewalks, circular path, the drive pattern, location of the buildings and stormwater. Ms. Heine told the Commission that the plan needs to go back to the traffic engineer for a minor traffic assessment. The Commission stated that they are fine with the phasing of the sidewalks. Ms. Heine finished reviewing the engineering comments with the Commission.

**Mr. Hickethier made a motion to table the plan to the next meeting to address engineering comments.
2nd by Mr. Tallman.
Vote: Yea 5 Nay: 0
Motion carried**

NEW BUSINESS

N/A

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the February building/zoning activity with the commissioners.

ADJOURN

**There being no further business, the meeting was adjourned at 8:20 p.m. by motion of Mr. Caudill seconded by Mr. Stone.
Motion carried.**

Bill Naugle, Zoning Officer