

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the April 11, 2013 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*) Carl Athey, Steve Tallman, William Naugle (*Township Code Enforcement/Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the minutes from the March 14th Planning Commission Meeting. **Mr. Athey made a motion to approve the minutes from the March 14th, 2013 Meeting. 2nd by Mr. Tallman .**

Vote: Yea-4 Nay-0 (Hickethier Absent)

Motion Carried

ACTIVE BUSINESS

Ely Farmer's Market

Construction of a new 2,400 SF Farmers Market building and 12 parking spaces on 4.7 acres along Fairfield Road and Willoughby Run Road.

Mr. Scott Schildt from Martin and Martin, the engineer representing the applicant, stated that they had addressed all KPI (Township Engineer) comments except a few and they will have no problem addressing those left. He asked that the Transportation Impact Fee be calculated once the market is up and running to make sure it is accurate.

Leah Heine, Township Engineer reviewed the comments and mentioned the letter from the Sewer Authority Engineer, Craig Zack, regarding the new force main that they are proposing. Ms. Heine stated, there has been a slight revision to the location of the sewer grinder pump location. KPI was not in favor of the pump being under the basin and it is prohibited by the ordinance so in response to that the applicant moved the location around the basin but it now is located with two maple trees over it. The Authority did not like that location either. Mr. Thomas and the Authority Engineer have been discussing this and they came up with a new idea, which Ms. Heine showed to the Commission on the plan, which would require the Planning Commission to recommend a waiver to the ordinance regarding SWM Detention Basins. Leah told the Planning Commission that they were in favor of the Commission recommending this waiver to the Board of Supervisors. Ms. Heine stated that Mr. Thomas recommended that the applicant request a post development traffic impact study and have a fee assessed at that time. Although they will have to put forth an upfront fee to cover the traffic impact study and that fee has not been discussed at this time.

Mr. Athey made a motion to recommend the waiver for the SWM allowing the force main underneath the basin. 2nd by Mr. Tallman.

Vote: Yea-4 Nay-0 (Hickethier Absent)

Motion Carried

Mr. Tallman made a motion to recommend conditional approval based upon the KPI comments. 2nd by Mr. Athey.

Mr. Stone asked for a note to be placed on the plan that if the current driveway is ever to be used they will need to come back to the Township for approval.

Mr. Tallman agreed to the amendment to the motion.

Vote: Yea-4 Nay-0 (Hickethier Absent)

Motion Carried

ACTIVE BUSINESS

Keller Poultry Barns

Construction of two poultry barns, two roofed waste storage areas, a packing room, a gravel/paved access drive and a bio-retention basin on a 50 acre lot in the A/R zoning district located on Mummasburg Road.

Mr. Keller or his representatives were not present at the meeting. They submitted a 90 day extension request to the Board of Supervisor's and wanted to wait and present their items once they felt that most of the Engineer comments were addressed.

PUBLIC COMMENT

Barb Underwood, Board of Supervisor's Chair, asked the Chair to move the Keller plan onto the Supervisor's based on them possibly not having a quorum for the next few months with Mr. Athey's resigning.

Mr. Henderson stated that based on the number of outstanding items he did not feel inclined to do that at this time. Mr. Athey and Mr. Tallman were in agreement.

Peggy Keating Butler spoke of the water feasibility study for the Keller Poultry Farm. Ms. Keating-Butler was concerned that the information in the feasibility study was only assumptions for a minimum year and not for any years with significant drought. Ms. Butler would like another hydrologist to challenge the current assumptions and findings of the water feasibility study. Mr. Athey asked who would fund that. Ms. Keating-Butler has a friend who is a hydrologist.

Jean Stone, 1745 Mummasburg Road; Ms. Stone asked for the water process to be explained for the Keller Poultry Farm. Leah explained the process that the Township will follow.

Elizabeth Magner, Belmont Road, questioned the reliability of the national wetlands study for the poultry farm. Leah stated that the wetland study is not a totally reliable report and it is not the only item that they use to make a determination. Leah added that there are three items that are in that decision making process.

Mr. Stone asked Leah when the testing will take place as per the SALDO or if that is between KPI and Team Ag. Leah stated that they will be abiding by the Ordinance.

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle gave a report for the March, 2013 building/zoning activities within the Township.

Mr. Henderson deviated from the Agenda and thanked Mr. Carl Athey for serving on the Commission and will miss him with this being his last meeting.

ADJOURN

**There being no further business, the meeting was adjourned at 7:45 p.m. by motion of Mr. Athey seconded by Mr. Tallman.
Vote Yea-4 Nay-0 (Hickethier Absent)
Motion carried.**

Michele Long, Secretary