

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the April 12, 2018 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*) Kenny Caudill, Steve Tallman and Carol Merryman (*Township Secretary*).

APPROVAL OF MINUTES

It was noted that March's Minutes would be available for approval at the May meeting.

APPOINT TEMP. SECRETARY

Mr. Tallman made a motion seconded by Mr. Caudill and carried to appoint Carol Merryman Acting Secretary.

PUBLIC COMMENT

Mr. Paddock stated that at the last meeting when he provided information about the York Water Pipe he did not mention that he was not doing that on behalf of the Board of Supervisors, only on his own behalf and offered his help where ever he can. This information provided was passed on to Andrew Merkle.

Mr. Paul Kellett stated that he is not a Township resident, nor does he own property in the Township, but he owns property in the Borough of Gettysburg and Straban Township so he has an interest in the Comp Plan. He supplied comments on the "big pipe" that were also supplied to Andrew Merkle. He stated that there is declining water usage, it would be very expensive, we don't have the sewer facilities to accommodate that much water and now is not the time for the "big pipe".

Mr. Charles Skopic, 560 Blackhorse Tavern Road, stated that he has an interest in water in Adams County. He gave some history from 1999 and 2000 when there was a major drought and GMA was looking around for water and started exploring the need for a "big pipe". He stated that things have changed since then, but the wheels that were set in motion 15 years ago keep rolling along. He stated that the "big pipe" is a very expensive solution for a problem that we do not have now or in the foreseeable future. He stated that we are in a surplus of water and GMA has drilled another well that hasn't even been connected to the system yet. He stated that he believes the Comp Plan should say that the "big pipe" is something that could be explored in the future.

Mr. Terry Castonguay, 51 Battalion Lane, stated that he is against the "big pipe" if it is going to cost the GMA water customers more money.

There was discussion regarding whether the Township has any authority over what GMA does.

Ms. Karey Burkholder, Battalion Lane, stated that she feels that this is a very expensive and vulnerable insurance policy. She added that there could be new technology and better ways to tap into the water that we already have.

Mr. Don Kauffman questioned the county planners that are working on the Comp Plan regarding the capacities currently listed in the Comp Plan. He stated that they cannot be correct and asked if this is being driven politically?

There was more discussion about Mr. Kauffman's question.

Ms. Karey Burkholder asked about the definition of retirement community and stated that it should be the same type of housing that is located around them. After some discussion, it was decided that this is more for the Zoning update that will follow.

ACTIVE BUSINESS

Chairperson Henderson asked that the commission continue their review where it was left off last month and Mr. Caudill brought up the following things:

On page 100 it talks about reducing the number of parking spaces in the borough and he already gets negative comments from his guests that stay at his Bed and Breakfast about the lack of parking in the borough.

On page 119, A1.1 Concentrated Animal Operations should only be allowed in the Agricultural Enterprise and the current language reads that it should be encouraged in the Agricultural Enterprise. Carly Marshall stated that this is a zoning matter and the Comp Plan is a policy document.

Mr. Tallman asked about the Composite Character Areas map on pg. 32 and the definition of Rural Residential on pg. 45. Mr. Tallman added that an area that was previously designated as a "growth area" is shown as an "Agricultural Character Area Type" and shown on the Future Land Use Map as Rural Residential. Carly Marshall explained that the Future Land Use Map is what the Township will be using to guide their zoning and the Township residents asked for the removal of any references to Agriculture in that area. Mr. Tallman asked if the state would have a problem with that change and Carly Marshall stated that the Township would just be increasing the intensity of their zoning. Mr. Tallman also asked about one dwelling unit per five acres in Rural Residential. There was a lengthy discussion regarding Concentrated Animal Operations and the state's view on Agriculture. Carly Marshall asked for clarification whether they want the area to remain Rural Residential or changed back to Rural Landscape. Mr. Tallman and Mr. Stone stated that they did not want to see the area changed back to Rural Landscape. The conversation moved on to a lack of areas in Cumberland Township for retail and commercial growth, development at the major intersections and also along Biglerville and Fairfield Roads.

Mr. Tallman asked about the area around the airport that is shown on the Future Land Use Map as Neighborhood Mixed Use and this might be an area for a Business Park and he wanted to make sure that was not excluded by the definition. Carly Marshall stated that non-residential uses in the recommendations are the catch all for the business / commercial uses.

Mr. Tallman expressed a concern about safety improvements for people walking and biking along the Township's collector roads.

Mr. Paddock stated that there is Industrial on Biglerville Road and asked if that is something that the Township wants to promote given the roads and some of the possible things that could go there. Carly Marshall stated that they originally had it shown as something else, but some of Mr. Paddock's fellow Supervisors felt very strongly that it should be shown as Industrial and details will be controlled in the zoning.

The commission decided that they wanted to have a separate public meeting because some of the Township's issues are very different from Gettysburg Borough's issues.

The intersection of Rt. 15 and Taneytown Road was discussed. Mr. Caudill stated that he feels that the intersection is under-utilized and it should be shown as no less than Mixed Use because there are already commercial uses there and possibly allow for some light agricultural commercial uses on the east side of the intersection. Mr. Caudill added that on Emmitsburg Road there is Commercial shown and he would like to see that extended north to include Haverfield, there are plans for the RV dealership to leave the campground and go across the road on the Monahan property, there is a small strip mall, bowling alley and campground. He added that they are talking about putting public sewer there and there is an existing permit for a 32,000 gpd sewage treatment plant that has been renewed each year.

Carly Marshall stated that she will be putting together a summary of everything identified from this meeting and she needs the Minutes from the March meeting. The Commission scheduled their public meeting for June 14, 2018 at 6:00 p.m.

NEW BUSINESS

None

OTHER BUSINESS

The Zoning Officer's report was reviewed.

ADJOURN

There being no further business, the meeting was adjourned at 8:42 p.m. by motion of Mr. Tallman seconded by Mr. Stone and carried.