

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the November 9, 2017 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*), Sam Wisner, (*Township Attorney*), Michele Long (*Planning Commission Secretary*).

APPROVAL OF MINUTES

Approval of the Minutes from the October 12th, 2017 Planning Commission Meeting.

Mr. Caudill made a motion to approve the minutes from the October 12th, 2017 Meeting. 2nd by Mr. Hickethier.

Vote: Yea - 5 Nay – 0

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

Board of Supervisor's Motion

Review of the Board of Supervisor's Motion requesting the Planning Commission review the setbacks, buffering requirements and use of cottages as buffering elements on any Assisted Living Facility within the Residential District.

(Revisions and/or additions are reflected in bold, italics below)

The Commission reviewed Item B from last month's meeting regarding the Open Space definition. The Commission discussed open space with Attorney Wisner and decided to add to the definition. Item B would read: **Minimum preserved open space area (see definition provided in Section 27-201) shall be 30% in the MX Zone and 40% in the R Zone. At least 5% of the tract shall be passive recreation area (including but not limited to unpaved paths, outdoor seating areas, outdoor chess/checkers tables, picnic areas and other casual activity areas in accordance with Recreation Area/Facility provisions), physically accessible to residents and not located in setback areas.**

The Commission started with review of Item C. The Commission discussed how many units should be allowed per acre. The Commission agreed Item C to read:

Maximum tract density shall not exceed 12 units (dwelling unit and occupancy unit) per developable acre.

Adding the word Occupancy Unit as a defined term to read: A unit designed for occupancy by no more than three individuals, which is located in a multi-family dwelling type structure designed to provide common cooking and dining facilities.

Item D was discussed regarding maximum building coverage. The Commission agreed that Item D should read:
Maximum building coverage shall not exceed 40% of the tract instead of the previous 30%.

Item E was agreed by the Commission to read as is:
Maximum impervious coverage shall not exceed 60% of the tract.

Item F was also agreed by the Commission to read as is:
Central water and sewer service shall be required.

The Commission had open discussion regarding building height. The Commission agreed that Item G should read:
Maximum building height shall not exceed 35 feet unless set back is at least 200 feet from property line in which case maximum building height shall be 45 feet.

Parking was discussed in regards to Item H. The Commission agreed Item H to read as is:
Off street parking shall be provided at a minimum rate of one space per five beds plus one space per employee on the largest working shift.

Setbacks were reviewed. The Commission agreed Item I to read:
No parking facilities, loading areas, service vehicle entrances shall be located within a perimeter tract buffer area extending 40 feet inward from all perimeter property lines. Any multi-family dwelling shall be set back not less than 40 feet from that tract perimeter.

Item J was reviewed and agreed to read as is:
Loading and unloading areas for service vehicles shall be located on the side or rear of the building or buildings so as to be out of view from the public street and to the maximum extent feasible.

The Commission reviewed Item K and agreed it to read:
No building footprint shall have a linear face longer than 200 feet without an architectural break, (deleting “of at least 8 feet”).

The current Item L was deleted and revised to read:
All truck deliveries must be between the hours of 8a.m. to 7p.m.

Item M was recommended at last month's meeting. It was agreed upon to read:

Buffering:

A. If cottages are included in the plan, that wherever appropriate, a main facility be surrounded by the cottages that help with buffering the main facility from the residences in the area.

B. Where a service entrance is needed in a residential area a 3ft., berm with 2-3 rows of mixed evergreen and deciduous trees separate that entrance from residences outside the assisted living facility, in addition, for noise abatement a solid fence of 3 foot height may be recommended on top of the berm. A six foot solid fence without the

berm can be an alternative to achieve the total six foot height of blockage.

The Commission also added the word cottages as a defined term to read:

A two-family dwelling or single-family attached dwelling, with each dwelling containing a dwelling unit.

The Commission discussed sidewalks and paths. Item N was added to read:

Pedestrian circulation – Minimum of 5’ wide concrete sidewalks connecting parking areas, recreation areas, multi-family dwellings and cottages and streets adjacent to the development with connections to adjoining pedestrian facilities are required.

Mr. Wisner also spoke to the Commission regarding the facility being solely for the use of the residents. The Commission agreed to add and Item O to read:

If developed in a residential zone, all facilities of the development shall be solely for the use of the residents, employees and invited guests; not the general public.

Mr. Hickethier made a motion to recommend the suggestions that were discussed this evening and at the previous Planning Commission meeting to be forwarded to the Supervisors.

2nd by Mr. Tallman

Vote: Yea-5 Nay-0

Motion Carried

Mr. Tallman made a motion to recommend to the Board Supervisors the adding of Assisted Living Facilities to the MX Zoning District as a permitted use with these conditions.

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 October building/zoning activity with the commission.

ADJOURN

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

Michele Long, Secretary