

**Cumberland Township Board of Supervisors
May 17, 2012 Workshop Minutes**

Chairperson Underwood called the workshop to order at 8:30 a.m. Present were all Supervisors; Solicitor Sam Wisner, Manager Ben Thomas, Jr., Zoning Officer Bill Naugle, Police Chief Don Boehs, Assistant Secretary Carol Merryman and Engineer Tim Knoebel. Visitors present were: Speros Marinos, Jean Stone, Bob Sharrah, Andrea Theisson, Carl Keller, Mr. and Mrs. Stanley Wolf, JR Crushong, Ed Jenkins, Dan Wise, Larry Redding and Mark Walters from The Gettysburg Times. The meeting was recorded.

Visitors:

Mr. JR Crushong, representing PA Interfaith Community Programs, asked the Board to consider allowing them to use the recreation fees that they paid to the Township in conjunction with their two projects: Misty Ridge (\$46,000.00) and Anthony's Place (\$10,000.00) to purchase property adjoining each project to be used for open space and recreation area. He added that people do park their cars and walk through Misty Ridge and they will also be able to use this additional recreational area. Mr. Thomas stated that staff will need to do an internal audit of the Park and Rec fees to see if the funds have been expended or not.

Mr. Bob Sharrah, on behalf of Confederate Woods Animal Hospital, explained that the text amendment that they are requesting is to increase the amount of expansion of a non-conforming use from 25% to 35%. He added that they will also need to get a Special Exception for the expansion of the non-conformity. There is a small triangular piece of land that Jodi Dickey is getting title to and the Township will have to vacate a short section of Township road.

Engineer:

Mr. Knoebel reported that the Leda Lydia Smith Plan proposes one new building lot on Country Club Lane. He added that the Planning Commission has recommended approval and Mr. Sharrah is revising the plan. He also reported that the approval of the Sewage Planning Exemption is ready for action and Mr. Thomas affirmed that the willingness to serve letter from the Authority is being prepared. Mr. Knoebel also reported that they are proposing an easement for an existing drainage pipe and the responsibility for the maintenance of the pipe needs to be clarified. Solicitor Wisner stated that this will need an easement agreement.

Mr. Knoebel also reported that the Gettysburg Middle School Land Development Plan is located mainly in Gettysburg Borough with a small portion in the Township primarily being stormwater management and a detention basin. Mr. Knoebel stated that they are proposing that financial security is needed for the detention basin and a stormwater maintenance agreement is also needed. He added that the discharge from the detention basin is located on the school property, but the emergency spillway does discharge onto the adjoining property and the applicant has requested a waiver in a letter dated May 4, 2012. Mr. Knoebel stated that he does not have a problem with the Township granting the waiver, but he wants to make sure that the adjoining property owner (National Park Service) does not have a problem with it. Mr. Wise (engineer for the project) requested a copy of any correspondence from the Park Service.

Mr. Knoebel reported that the next item is an update for the Lutheran Seminary Western Gateway project that is also located primarily in Gettysburg Borough with stormwater management and a detention basin being located in the Township. He explained that the project consists of a parking lot and a trail and has similar concerns as the Gettysburg Middle School plan. Mr. Knoebel stated that this plan still needs to be submitted to the Adams County Conservation District so he is not recommending moving the plan forward yet. Mr. Knoebel confirmed that this plan will not affect the two existing homes. Solicitor Wisner also pointed out that they need an NPDES permit as well.

Mr. Knoebel reported that he submitted a report dated April 11, 2012 for the Harrisburg Area Community College Conditional Use application for additional parking and the Planning Commission used his comments for their recommendation for conditions of the approval. Mr. Knoebel confirmed that HACC will have to submit a Land Development Plan.

Mr. Knoebel also reported that he submitted a similar report to the Planning Commission for the Keller Poultry Farm Conditional Use application and the report will be officially submitted to the Board at the hearing next Wednesday.

Mr. Knoebel reported that he has a draft Stormwater Ordinance that he is going to be giving to the Township office and solicitor for review. He reported that it is the county's model ordinance with some attachments to assist applicants. He added that we need to come up with a fee schedule. Mr. Knoebel reported that the Township must have the new ordinance adopted by July 25, 2012 and he asked the Board to authorize advertisement subject to the solicitor's review and approval. Mr. Knoebel stated that the model ordinance really could not be changed very much and he feels that the effort should go in to explaining it. Mr. Thomas stated that Township staff will not be filling out the forms. Solicitor Wisner added that a public hearing is required.

Lastly, Mr. Knoebel reported that the agreement with Woodhaven Development for the improvements to Herr's Ridge Road has been completed and is being reviewed by the Supervisors. He added that the agreement needs to keep moving forward if the work is to be done in this year's construction season. He stated that the agreement includes the abandonment of Herr's Ridge Road between Fairplay Road and Paddock Drive and direction is needed on that process. Mr. Thomas reported that this item will be on the June 7th workshop for public vetting as well as discussion of the citizen's petition request for Bream Hill Road to be closed.

Public Comment:

Ms. Andrea Theisson, 965 Blackhorse Tavern Road, stated that she drives Bream Hill Road every day, manages a small business and has a gallery on Herr's Ridge Road. She added that everyone uses Bream Hill Road that comes from the west and she asked that the road not be closed.

Mr. Speros Marinos, 912 Baltimore Pike, asked the Board to zone the Baltimore Pike corridor Mixed-Use or Commercial.

Mr. Stanley Wolf, 714 Blackhorse Tavern Road, also asked the Board not to close Bream Hill Road and his memory is that Bream Hill Road was to be used as access for the new Cumberland Village development. He also asked if the Township has spoken to the National Park Service about the proposal to close the road.

Solicitor Wisner clarified that there will be no official action taken on Bream Hill Road closure on June 7th only discussion and closing the road would require an ordinance to be adopted. Mr. Thomas also clarified that it was not the Supervisors' idea to close the road; they received a petition signed by twelve residents.

Mr. Carl Keller, 535 Knoxlyn-Orrtanna Road, stated that he farms a lot of ground on Herr's Ridge Road and Old Mill Road and he uses Bream Hill Road all of the time and does not want it to be closed.

Mr. Shealer reported that the Township will temporarily be closing a portion of Herr's Ridge Road for pipe replacement next week.

Manager:

Mr. Thomas reported that he met with an Eagle Scout candidate that will be doing the landscaping to the front/side of the Township Building and he is in the process of formulating a budget for submission to the Board and we may have that for the June meeting.

Mr. Thomas affirmed that the potential closure of Bream Hill Road will be discussed at the June 7th workshop and public comments will be taken. He added that we have not expended any money other than staff time and information has been received from PennDOT and LTAP (a division of PennDOT) at no charge to the Township.

Mr. Thomas reported that he attended the PA State Association of Township Supervisors (PSATS) Educational Conference and briefly talked about what was covered:

- the Governor spoke about the state budget and various pensions that are challenged
- HB1776 property tax replaced by sales tax and additional Earned Income Tax
- Act 13 of 2012 Marcellus Shale all municipalities will see a portion of the fees being collected by the end of this year – the funds are restricted like Liquid Fuels funds
- Prevailing wage – possible that there will be no vote this season
- County-wide engineering studies and designing and prefabbing bridges
- PennDOT taking over some high-volume traffic signals and discretionary money to improve signals (Route 30 and Herr's Ridge Road a possible candidate)

Mr. Thomas reminded the Board that there is Conditional Use Hearing on Tuesday at 6:30 p.m. before the regular meeting for the HACC additional parking facilities. He also reported that a public hearing has been scheduled for June 20, 2012 for the Township proposed text amendments and the Board needs to decide on a location for this hearing. Mr. Thomas reported that the staff attended a quarterly meeting with the National Park Service and there are a lot of activities planned for both this year and next year in conjunction with the 150th Anniversary. Lastly, Mr. Thomas reported that the Township received the Gettysburg Fire Department's 2011 Annual Report and he will pass it around rather than making copies for everyone.

Mr. Thomas requested a brief executive session at the end of the workshop.

Solicitor: Also requested an executive session.

Committee Reports:

Planning/Zoning – Mr. Waybright reported that the Zoning Review Committee has a meeting scheduled for May 30, 2012 at 7:00 p.m.

Public Safety – Mrs. Underwood reported that during a three hour time-frame, the Police Department responded to four different incidents.

Finance Committee – Mr. Shealer reported that the committee will be meeting Tuesday afternoon at 2:00 p.m. to discuss finances and other issues.

Park and Rec – Mr. Toddes reported that he has not heard back from Gettysburg Borough and he will be contacting them and the committee should meet regarding the request that was made earlier regarding the use of Park and Rec funds.

Personnel – No report.

CTA – Mr. Shealer reported that the bids for the two pump stations and collection system will be opened on Tuesday, June 22, 2012 at 10:00 a.m. at the Township Building. He added that the bids will be reviewed and possibly awarded at the workshop on June 7, 2012 at 3:00 p.m.

COG – Mrs. Underwood reported that the fire study funding is on-going. She also reported that the Adams County Commissioners have authorized a Task Force for broadband in the county. The next COG meeting will be dedicated to Legislative; prevailing wage and other issues. Mr. Ferranto reported that the Legislative Committee will meet on May 31, 2012.

ACTPO – No report.

150th Commemoration – Mr. Ferranto reported that there will be a meeting on Monday morning and he will have a report after that meeting. He also reported that the Township Police Department is on the Infrastructure

Subcommittee and they will be meeting next week. He added that there will be events all through this year and next.

Economic Development – Mr. Ferranto reported that he will be meeting with State Senator Alloway and having a walk through a building.

CT411 – Mr. Shealer reported that he and Mr. Thomas met with our PennDOT representative and he will have a list of proposed road projects for Tuesday night’s meeting. He added that they are looking at a total re-build of Lakeview Drive and the work will be done 90% in-house. They also have a joint project with Straban and Mt. Pleasant Townships.

Mr. Ferranto reported that he will be attending the GMA meeting on Monday. Mr. Thomas reported that he attended the Tax Collection Committee meeting and they are still talking about options for their office.

The meeting was adjourned at 10:10 a.m. for an Executive Session with no report to follow.

Carol A. Merryman, Asst. Secretary

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