

# CUMBERLAND TOWNSHIP PLANNING COMMISSION

## Minutes of the June 12, 2014 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, Kenny Caudill, William Naugle (*Township Code Enforcement/Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*), Ben Thomas (*Township Manager*).

### APPROVAL OF MINUTES

Approval of the Minutes from the May 8, 2014 Planning Commission Meeting.

**Mr. Caudill made a motion to approve the minutes from the May 8, 2014 Meeting. 2<sup>nd</sup> by Mr. Stone.**

**Vote: Yea - 3 Nay - 0 (Hickethier & Tallman Absent)**

**Motion Carried**

### PUBLIC COMMENT

N/A

### ACTIVE BUSINESS

N/A

### NEW BUSINESS

#### Oak Lawn Memorial Gardens

Review of lot addition located on Chambersburg Road

Ms. Leah Heine, Township Engineer, explained the lot addition plan to the Commission. Ms. Heine clarified to the Commission that this is only a lot addition plan. Ms. Heine reviewed the engineering comments with the Commission. Ms. Heine explained the plan states that the use of the existing building will be a drug rehabilitation center. Mr. Naugle stated that this plan is just for the lot addition and not the use. Matt Battersby representing the applicant added that they were not sure of what the use may be as of yet. Mr. Stone asked if that use was permitted in the INS zoning, which is what this property, is currently zoned. Mr. Naugle stated that he would like to have more information before making a definite decision but as the looks of it now it would be a permitted use. Ms. Heine stated that the plan needs to be submitted to scale before any final reviews are completed. Mr. Ken Scott with Beyond All Boundaries stated that he will submit those plans by tomorrow. Ms. Heine added that as long as she had all items by early next week she would have enough time for a review before the Supervisor's Meeting.

**Mr. Stone made a motion recommending approval conditioned upon the KPI engineering comments.**

**2<sup>nd</sup> by Mr. Caudill .**

**Vote: Yea-3 Nay-0 (Hickethier & Tallman Absent)**

**Motion Carried**

### NEW BUSINESS

#### Adams Electric Cooperative, Inc.

Review of a 2-lot subdivision plan located on Biglerville Road.

Ms. Leah Heine, Township Engineer, gave an explanation of the plan to the Commission. Ms. Heine also reminded the Commission that this was the plan that was previously in front of them for a zoning map change which was approved. Ms. Heine reviewed the engineering comments with the Commission. Mr. Bob Sharrah, representing the applicant, stated he was in agreement with the engineering comments and he would be able to have those comments addressed before the Supervisor's meeting. Mr. Sharrah asked for conditional approval from the Commission.

**Mr. Stone made a motion to recommend approval conditioned upon the KPI engineering comments.**

**2<sup>nd</sup> by Mr. Caudill.**

**Vote: Yea-3 Nay-0 (Hickethier & Tallman Absent)**

**Motion Carried**

## **NEW BUSINESS**

### **Agricultural Security Request**

Review request from property owner Kenneth Stake for property located at 1590 Mummasburg Road to be placed in the Agricultural Security Area One.

Greg Giaffes, representing Mr. Kenneth Stake, the applicant explained his reasons for requesting that this property be placed in the Agricultural Security Area (ASA). Mr. Giaffes explained that Mr. Stake wants to place this property in the ASA only to farm the land adding that this has no relation to the poultry farm across the road and they have no intentions of placing a poultry or hog farm on this property. Mr. Henderson reviewed the criteria for properties to be located within an ASA with the Commission and the Applicant. Mr. Giaffes stated he felt the property did meet all of the criteria read by Mr. Henderson. Mr. Stone questioned the quality of the soil. Mr. Giaffes said he was confident that farming would be able to be completed on this property. Mr. Thomas explained to the Commission that the Township must abide by the states handbook regarding ASA's and that they must be able to receive any and all public comments until June 17<sup>th</sup>. Being this is only June 12<sup>th</sup> Mr. Thomas recommended that the Commission table this item noting that they will have another meeting in July before the hearing which is scheduled July 22<sup>nd</sup> and this way they will have all public comments and Adams County comments by this time. Mrs. Stone, 1745 Mummasburg Road stated that she had written a letter which she submitted to the Commission and submitted copies for the Supervisor's. She asked if the Commission wanted to hear it at this time or wait until their next meeting when they have all comments. The Commission suggested that she wait until the July meeting to review it.

**Mr. Caudill made a motion to table the ASA request until their July meeting to ensure they have all comments and requests.**

**2<sup>nd</sup> by Mr. Stone.**

**Vote: Yea-3 Nay-0 (Hickethier & Tallman Absent)**

**Motion Carried**

**OTHER BUSINESS**

**Zoning/Code Officer's Report**

Mr. Naugle gave a report for the May, 2014 building/zoning activities within the Township.

**ADJOURN**

**There being no further business, the meeting was adjourned by Mr. Henderson at 7:55 p.m..**

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Michele Long, Secretary