

Cumberland Township Board of Supervisors
April 12, 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 and Engineer Tim Knoebel. Visitors present were: Dale Molina, Carolyn Greaney, Speros Marinos, Elizabeth Magner, Sandra Dixon, Mark Walters from The Gettysburg Times and Tim Prudente from The Evening Sun.

Engineer:

Mr. Knoebel reported that the Durboraw Family Trust Final Plan proposes to subdivide a 10 acre lot from a 160 acre farm at the intersection of Ridge Road and Chapel Road. He added that there is already a home built on the proposed lot and the farm currently contains the farmstead and several agricultural buildings. He reported that the septic for the new house goes to a drain field on the farm and they will be building a new septic on the 10-acre lot. The S.E.O. has signed a Non-Building Waiver and asked that a note be placed on the plan stating that the new 10-acre lot cannot be sold until it is hooked up to the new septic system and they have asked for an easement to be shown to the drainage field in case the new septic system is not built.

Mr. Knoebel also reported that the Jayjyoti Plan is a subdivision that swaps some land from one property to another, is court-ordered, and should resolve some issues along Baltimore Pike between the two property owners (Comfort Suites and The Pike.) Mr. Knoebel added that an amended Land Development Plan for the Comfort Suites needs to happen in conjunction with this subdivision plan. Mr. Knoebel stated that any Stormwater Management agreements with the Township and Comfort Suites now must include The Pike and will have to be part of the amended Land Development Plan and that document has been received by the Township for review.

Mr. Knoebel reported that the next item, Gettysburg Area Middle School Plan, is a review that is going on in both Gettysburg Borough and the Township, Gettysburg being the host municipality. He reported that they are straightening out Lefever Street, taking down two buildings and constructing one large building. He added that what the Township ends up with is stormwater concerns because of grading. Mr. Knoebel explained that there are some differences between the Township's and Gettysburg's ordinances. The Board asked that the National Park Service be notified in writing and Mr. Knoebel suggested that the Township send a letter to the project's engineer directing them to send a copy of the plan to the Park Service.

Mr. Knoebel reported that HACC is proposing to expand their parking lot on the southern portion of their property to add approximately 300 new parking spaces. He added that a portion of the new parking is located in a floodplain and needs Conditional Use approval. He added that they have identified the portions of the ordinance that they felt were important to the relationship of the building to the floodplain and put the information in a memo dated April 11, 2012 for the Planning Commission to use for their review. He added that they need to establish a way to block this parking area off in a flooding situation.

Mr. Knoebel also reported that the Lutheran Seminary Plan is another situation like the Middle School, primarily situated in Gettysburg Borough, and the only thing the Township gets is a stormwater pond and this is on the Planning Commission's agenda.

Mr. Knoebel reported that they had talked about some things that the Township wanted to do with drainage at the intersection of Table Rock and Boyd's School Road and they have arranged with the engineer for St. Francis to install the pipes and they are looking at some additional inlets that were discussed.

Mr. Knoebel reported that they are still working on an agreement with Woodhaven Developers for improvements to Herr's Ridge Road from the intersection of Old Mill Road to the intersection of the new Fairplay Road including: reclaiming, widening, paving and drainage upgrades. He added that it will remove the

section of Herr's Ridge Rd. between the old Fairplay Road and the new Fairplay Road. Mr. Thomas added that Solicitor Wisner is currently reviewing the agreement and he would like to make it available to the Board and to the residents during the month of May and schedule public comments for the evening workshop in June.

Mr. Knoebel reported that the update to the Stormwater Management Ordinance amendment is in process and technically the Township is in pretty good shape, but what has to be done is setting up the process for the submission of the plans and to streamline the process for small projects.

Mr. Knoebel stated that they are addressing comments for the Judy Miller Final Plan and have requested an extension for some time to do this.

Public Comment:

Mr. Speros Marinos, 912 Baltimore Pike, stated that a Township Police Officer was assaulted by a drunk and he feels that recognition should go out for having to deal with this kind of a situation. Mr. Marinos also spoke to the Board again about the Baltimore Pike area being re-zoned Commercial.

Ms. Elizabeth Magner, 475 Belmont Road, asked what the speed limit is on Belmont Road and expressed a concern about speeders again once the bridge is reopened. Police Chief Boehs reported that the speed limit is 35 M.P.H. and anyone exceeding 35 M.P.H. will be cited.

Ms. Sandra Dixon, 705 Herr's Ridge Road, stated that they have the same problem with speeders on Herr's Ridge Road.

Manager:

Mr. Thomas urged the residents to contact their state representatives because the Township Police have limited speed enforcement capabilities.

Mr. Thomas asked the Board to review the replacement of the computer file server that was budgeted in 2011 and we were able to get by for one more year, but we are now at about 90% capacity. He added that the file server is used by all facets of the Township, including the Authority, who will pay 25% of the \$10,600.00.

Mr. Thomas reported that the next item is a request for a fee to be established for the re-reviewing and re-signing of approved plans that were not recorded and we currently have a plan that was approved in 2008 and was never recorded. Mr. Thomas requested that the Board adopt a minimum fee of \$100.00 to cover the administrative costs. He added that he feels that it is time for the Township to take the responsibility of recording the plans and charging accordingly to stop this from happening in the future. Solicitor Wisner concurred.

Mr. Thomas also recommended that the Supervisors make an announcement at their May meeting that they are going to discuss the possibility of closing Brems Hill Road and take action at the June meeting so the information is vetted publicly and public comments can be received. He added that staff will be prepared to present their information that they have been gathering and it will appear on May's agenda.

Mr. Thomas reported that he has received a request from Cumberland Township Authority for the Board to waive the permitting and inspection fees for the construction of two new pump station projects and he added that he will have a cost for what would be waived if the request is granted for Tuesday night.

Mr. Thomas reported that the Township received a letter from the YWCA asking that the general liability insurance limit to hold special events be reduced from the required \$5 million to \$1million. The YWCA carries \$1 million with a \$2 million umbrella. Mr. Thomas will try to get more information on why the limit was

originally set at \$5 million and added that the YWCA will be able to move forward with their event.

Mr. Thomas reported that Adams County hosted a pre-construction meeting for the Belmont Road Bridge replacement project at the Township Building on Tuesday, but they did not announce a start date. Mr. Thomas has asked the engineer to notify the Township prior to the start of the project so we can notify the public. Mr. Thomas also reported that the project is to be completed by January 1, 2013 and the low bid was considerably lower than the engineer's estimate. Mr. Thomas added that Cumberland Township Authority and Maintenance Department completed a sewer gravity main extension at the southern end of Belmont Road.

Mr. Thomas reported that there are three Conditional Use/Text Change applications that need public hearing dates set.

1. Brandon Keller Conditional Use application for concentrated animal operation in the Agricultural/Residential zoning district. Mr. Thomas reminded the Board that they have hearings already scheduled for May 8th, May 15th and possibly May 16th. Mr. Thomas will check with Barlow to see if their room is available on May 23rd and possibly May 24th and the Board will think about starting earlier and having a scheduled break.
2. Harrisburg Area Community College Conditional Use application for parking facilities.
3. M & L Properties (Confederate Woods Animal Hospital) citizen's text change request increasing the building area to 35% and that has a window of 60 days.

Mr. Thomas requested a brief executive session at the end of the workshop and emphasized the need for people to be very cautious with open burning because it is so dry.

Solicitor: Nothing additional to report

Committee Reports:

Planning/Zoning – No report.

Public Safety – Mrs. Underwood reported that all municipalities that have presented the fire study funding to their Supervisors have passed it. Mrs. Underwood also reported that she has been invited to attend a weekend training class at the National Fire Academy regarding fiscal management and decision making and there is no cost to the Township.

Finance Committee – Mr. Shealer reported that the committee met yesterday and we are on target.

Park and Rec – Mr. Toddes reported that the letter went out to Gettysburg Borough and he will be attending one of their meetings on the 18th.

Personnel – No report.

CTA – Mr. Shealer reported that the bids will be going out within a week or two for the pump stations and collection system.

COG – Mr. Ferranto reported that the Legislative Committee met this week and they will report at the next meeting and they are trying to make the COG more effective. He added that our state representatives will be attending the next COG meeting. Mrs. Underwood reported that she is on the Purchasing Committee and she will be going to LIU later today to see if there is any way that the COG can work with them. She will be meeting with the Western Cumberland County COG and they have plans in place for public works projects.

ACTPO – Mrs. Underwood reported that the census indicated that we will now be considered an urban area from Gettysburg over to Hanover and this does include a small portion of Cumberland Township.

150th Commemoration – Mr. Ferranto reported that there will be a meeting next month and he will be attending a breakfast at Gettysburg College where they will be reporting what their plans are and the Groundbreaking for the interpretive path is April 25th at the Lutheran Seminary.

Economic Development – No report.

CT411 – Mr. Ferranto reported that he attended Freedom Township's Planning Commission meeting and they continue to discuss their Act 537 Plan and are working toward a resolution. He also attended a Critical Water Advisory meeting and they are going to be starting to make recommendations. He gave everyone a handout

from the meeting and reported that they may be suggesting ordinance changes. Mr. Waybright reported that the National Park Advisory Committee meeting is on April 19th and if anyone has any concerns to let him know. Mrs. Underwood asked for a representative from the Park Service to attend their Broadband Initiative meetings.

The meeting was adjourned at 10:15 a.m. for an Executive Session with no report to follow.

Ben Thomas, Jr. Township Manager

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