

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the April 9, 2015 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*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the Minutes from the March 12th, 2015 Planning Commission Meeting.

Mr. Hickethier made a motion to approve the minutes from the March 12th, 2015 Meeting. 2nd by Mr. Stone.

Vote: Yea - 5 Nay - 0

Motion Carried

PUBLIC COMMENT

N/A

Mr. Stone made a motion to recommend to the Board of Supervisors that if they want the Planning Commission to continue to review sidewalks on projects they need to pass the sidewalk ordinance with requirements and specifications.

2nd by Mr. Hickethier.

Vote: Yea - 5 Nay - 0

Motion Carried

ACTIVE BUSINESS

N/A

NEW BUSINESS

Jerry & Linda Neth – Subdivision of two five (5) acre residential parcels and one lot addition to adjoin property with a 22.44 acre remaining lot. The property is located on Chapel Road. Sewage Planning Module included.

Ms. Heine, Township Engineer, explained the plan to the Commission. Mr. Sharrah stated that there will be a minor change on the plan with Lot #4 it will now just stay with Lot #2. Ms. Heine reviewed the engineering comments with the Commission. Mr. Henderson asked if the owner has contacted the County regarding clean and green. Mr. Neth, owner/applicant, stated that he will do that and explained that he has only been in clean and green one year so there should not be very many penalties.

Mr. Stone made a motion to recommend approval to the Board of Supervisors based on the engineering comments and that Lot #4 will be consolidated into Lot #2.

2nd by Mr. Hickethier.

Vote: Yea - 5 Nay - 0

Motion Carried

NEW BUSINESS

Old Mill Woods – Subdivision of the existing 8.09 acres parcel into five (5) residential lots. The property is located on Old Mill Road.

Ms. Heine, Township Engineer, explained the plan to the Commission. Ms. Heine along with Mr. Sharrah, representing the applicant, reviewed the comments. Mr. Abell, developer of the project, explained that having a joint use driveway agreement does not work well with building custom homes so he is shying away from one common driveway. Mr. Abell explained that the driveways he is proposing are nothing more than what Old Mill Road currently has now. Mr. Abell stated he wanted to have the least amount of impervious coverage as possible. Mr. Sharrah stated that the plan meets all requirements of the Subdivision and Land Development Ordinance.

Mr. Hickethier made a motion to recommend approval based upon the engineering comments and based upon a positive outcome from the team review along with adding that the plan is changed to a just final plan. 2nd by Mr. Stone.

Vote: Yea - 5 Nay – 0

Motion Carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle reviewed the March, 2015 building/zoning activities within the Township. Mr. Naugle also gave an update on the Misty Ridge development progress.

ADJOURN

**There being no further business, the meeting was adjourned at 8:15 p.m. by motion of Mr. Stone seconded by Mr. Caudill.
Motion carried.**

Michele Long, Secretary