

CUMBERLAND TOWNSHIP PLANNING COMMISSION

Minutes of the February 12, 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, Kenny Caudill, William Naugle (*Township Code Enforcement/Zoning Officer*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*).

APPROVAL OF MINUTES

Approval of the Minutes from the January 8th, 2015 Planning Commission Meeting.

Mr. Stone made a motion to approve the minutes from the January 8th, 2015 Meeting. 2nd by Mr. Caudill.

Vote: Yea - 4 Nay - 0 (Hickethier Absent)

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

Getty's Point/Harvest Investments

Land development plan proposing the development of a senior living community including a 90-unit assisted living facility and a 42-unit memory care facility

Ms. Leah Heine, Township Engineer, reviewed the plan with the Commission along with reviewing the items submitted by the applicant. Ms. Heine stated they had received a lot of the needed items to satisfy the comments. Ms. Heine reviewed the engineering comments adding that the 8 ft. trail has been added to the plan. Mr. Tallman was concerned with lack of handicapped parking spaces. Mr. Sharrah stated that they meet the code requirements at this time and once the project gets under way and they see the need for more spaces there are more spaces that can be lined. The Commission discussed the waiver request for park and rec fees with Township Attorney, Mr. Wisner. Mr. Sharrah explained his reasoning for requesting the waiver, being that this type of use will not be utilizing any of the Township recreational facilities.

Mr. Henderson made a motion asking the board to consider a net square footage appropriate to this type of facility for the recreation fee.

2nd by Mr. Tallman.

Yea-4 Nay-0 (Hickethier Absent)

Mr. Tallman made a motion recommend approval of the final plan in accordance with engineering comments.

2nd by Mr. Stone

Yea-4 Nay-0 (Hickethier Absent)

NEW BUSINESS

N/A

OTHER BUSINESS

Timeless Towns of America Sewage Planning Module

Review and discuss previous Component 4A of the Sewage Planning Module for Timeless Towns of the Americas.

Mr. Fred Heerbrandt with William Hill's office explained his sewage planning module along with his future land development plan. Mr. Heerbrandt stated that this is only a plan to replace old tanks nothing new will be placed on the property. Mr. Heerbrandt stated that he needs his planning module approved before he can submit a land development plan. Mr. Wisner stated that in order for the Commission and/or the Board to make a decision on the Planning Module a land development plan is required adding that a lot of questions that are required to be answered in order to approve a Planning Module are reliant on items that are seen within that land development plan. Mr. Heerbrandt feels that this is just a replacement. The Commission and Mr. Wisner stated that it is not just a replacement because the items will be in a different place with different outfall. The issue is that land development triggers the land development requirement. The township can not answer that the planning module meets that subdivision and land development requirement without a land development plan. Mr. Henderson stated that the discharge will be in a different location so a land development plan will be required.

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Naugle gave a report for the January, 2015 building/zoning activities within the Township.

ADJOURN

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

Michele Long, Secretary