

**CUMBERLAND TOWNSHIP PLANNING COMMISSION**  
**Minutes of the May 10, 2012 Regular Meeting**

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Chair Jim Henderson.  
The meeting was recorded.

**ATTENDANCE**

Present were Jim Henderson, (*Chair*) Barry Stone, (*Vice Chair*) Stephen Tallman, Carl Athey, Dennis Hickethier, William Naugle (*Township Code Enforcement/Zoning Officer*), Leah Heine, (*Township Engineer*), Michele Long (*Secretary*).

**APPROVAL OF MINUTES**

Approval of the Minutes from the April 10th Planning Commission Meeting.

**Mr. Stone made a motion to approve the minutes of the April 10th, 2012 Meeting. 2<sup>nd</sup> by Mr. Hickethier.**

**Vote: Yea-5 Nay-0**

**Motion carried.**

**PUBLIC COMMENT**

N/A

At this time Mr. Henderson rearranged the agenda to moving the Conditional Use Request for the Keller Poultry Farm to the last item on the agenda.

**ACTIVE BUSINESS**

**Lutheran Theological Seminary -  
(Gettysburg Borough Primary Municipality)**

A cursory review of proposed improvements to the Seminary including expanded parking lot, expanding walking tour, multi-purpose fields and associated storm water management.

John Spangler with the Lutheran Seminary spoke of the need for the expanded parking lot. Ms. Cheryl Love, Engineer for the project, gave an explanation of what they were proposing.

Ms. Heine, Township Engineer, reviewed their comments with the Commission.

Ms. Love also asked for a waiver of the preliminary plan submission and approval to go directly to final plan submission.

Ms. Heine stated that this would not be a problem

**Mr. Athey made a motion to recommend approval of the plan subject to the Township Engineer's comments and to also recommend approval of the waiver for preliminary plan submission. 2<sup>nd</sup> by Mr. Tallman.**

**Vote: Yea-5 Nay-0**

**Motion Carried**

## ACTIVE BUSINESS

### HACC Parking Lot Expansion

The Harrisburg Area Community College is seeking a conditional use per Section 27-1102.9 of the Zoning Ordinance for the expansion of a parking lot that is within floodplain areas.

Mr. Jim Snyder, the Engineer for the project, gave an overview of the project and request. Mr. Snyder added that they were in agreement with all of the Township Engineer's comments.

Ms. Heine, Township Engineer briefly reviewed their comments.

**Mr. Stone made a motion to recommend approval based upon meeting the Township Engineer's comments and also on the review from the Township Solicitor that the Township will not have any liability based on flooding.**

**2nd by Mr. Hickethier.**

**Vote: Yea-5 Nay-0**

**Motion Carried**

## NEW BUSINESS

### Leda Lydia Smith Revocable Trust

Subdividing a 1.263 acre property into two lots, located on Country Club Lane.

Ms. Heine, Township Engineer, reviewed the comments for the plan.

Mr. Bob Sharrah, representing the project owner, gave further explanation of the plan stating this was a very straightforward plan request.

**Mr. Athey made a motion to recommend approval subject to the Township Engineer's comments. 2nd by Mr. Stone.**

**Vote: Yea-5 Nay-0**

**Motion Carried**

## NEW BUSINESS

### M&L Properties (Dr. Jody Dickey)

Request for a Zoning Text Amendment to amend Chapter 27, Section 1701-2B(4) to change the building area or gross floor area to permit an increase of 35% from the existing building or gross floor area of the entire building whichever is less.

Mr. Bob Sharrah, representing the project owner, explained the reasoning for needing this text amendment.

Mr. Henderson questioned what the impact would be to the entire Township if we change the Ordinance for this one lot.

Mr. Naugle stated this would bring things up to speed with the current text changes that the Township has already been reviewing.

Mr. Stone stated that in most municipalities a non-conforming use is allowed to expand at least one time and that is usually 50%.

**Mr. Stone made a motion to recommend approval to increase the non-conforming to 35%. 2nd by Mr. Athey.**

**Vote: Yea-5 Nay-0**

**Motion Carried**

## **NEW BUSINESS**

### **M&L Properties/Confederate Woods Animal Hospital**

Request for a 1-lot subdivision located on Confederate Drive.

This item was for information only to the Commission

Mr. Bob Sharrah, representing the project owner, gave an explanation and brief background description of this project. Mr. Sharrah also informed the Commission of all of the steps that will need to take place before this plan can be approved.

### **Mr. Stone Recused himself to the audience.**

## **ACTIVE BUSINESS**

### **Keller Poultry Farm**

Conditional Use for a concentrated animal operation in the AR District located on Mummasburg Road.

Mr. Henderson announced that the Commission would be giving each public speaker 2 minutes for public comment and that the speaker can only give new information that has not been heard yet. Mr. Henderson also read a letter that was received from the Township Solicitor, Sam Wiser.

Mrs. Peggy Keating-Butler from 1805 Mummasburg Road spoke of elderly neighbors and requested certified letters to be sent to all neighbors within 500 feet of the proposed project requesting their medical conditions. Ms. Butler also requested adding bio filters on the fans in the barns.

Ms. Elizabeth Magner, Belmont Road, spoke of suggested conditions that she wanted to submit. Mr. Henderson denied the submission until the actual public hearing due to the Commission already having a set of conditions.

Mrs. Jean Stone, Mummasburg Road, stated the legal notice which was mailed out to the property owners within the 500 ft. buffer had incorrect building sized on it.

Mr. Athey stated that there are size discrepancies within all of the documents submitted by the applicant. Mr. Athey added that although these sizes are incorrect it does not have to do with the conditional use approval and what they are to be voting on.

Mr. Evertt Ladd, 215 Ridgwood Drive, stated that we need to be careful with what we are approving in Gettysburg.

Mr. Jim Paddock felt the need for a review from Adams County Planning.

Mr. Henderson stated that he was informed that this was sent to the County for review on May 1st and we would have comments before the Conditional Use Hearing on May 23.

Mr. Aaron Marines, representing the applicant, stated that he had a presentation and would like to answer some of the questions that were raised at the last Planning Commission Meeting.

Mr. Marines continued with his presentation and introduced Dr. Gregory Martin, a Poultry Extension Educator from Penn State. Dr. Martin gave his background and spoke of his poultry expertise. Dr. Martin continued with answering questions from the public and having dialogue with the Commission. Dr. Martin added that this use was relatively normal for this type of area.

Mr. Marines continued dialogue with the Commission answering questions.

**Mr. Athey made a motion to recommend conditional approval to the Board of Supervisors based on the Planning Commission conditions submitted and the December 14, 2011 letter from Dr. Gregory P. Martin. Also adding that the Planning Commission Conditions should be evaluated against the letter from Dr. Martin. 2nd by Mr. Hickethier.**

**Vote: Yea-4 Nay-0 (Stone Recused)**

**Motion carried.**

**Mr. Stone returned to the Commission.**

## **OTHER BUSINESS**

### **Zoning/Code Officer's Report**

Mr. Naugle gave a report for the April, 2012 building/zoning activities within the Township.

## **ADJOURN**

**There being no further business, the meeting was adjourned at 9:52 p.m. by motion of Mr. Tallman, 2<sup>nd</sup> by Mr. Stone.**

**Vote: Yea-5 Nay-0**

**Motion carried.**

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Michele Long, Secretary