

DRAFT

Minutes August 7, 2006 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on August 7, 2006 at the Kingsdale Fire Department, Littlestown, PA 17340. Chairman Carroll Dell called the meeting to order at 7:00 pm. Other attendees were Cindy Strickler, Dave Evans, Tim Orndorf, Mark Himmelreich, Carl Cookerly, Secretary, and Mary Ann Cookerly, Recording Secretary.

Visitors: Dave Stair, L.S.C.E., Inc., Gary Moxley 1365B Fredrick Pike, Antonio and Samantha Vitale, 101 Honeysuckle Lane, Sherry and David Stine, Dan Gilbert 5961 Baltimore Pike, Joe Sutphin, 5160 Baltimore Pike, Pam Hall and Steve Angell, 325 Georgetown Road, Tim and Hope Groft, Holly Sutphin, 100 Matthew Court.

Minutes: July 5, 2006 minutes were presented. Dave Evans motioned to approve as written, Cindy Strickler seconded. Motion carried.

Public Comment: None

Land Development:

Antonio Vitale, 101 Honeysuckle Lane located off Teeter Road. (Originally part of the Parsons farm). The erection of a 24 ft. x 32 ft. building for storage/garage use. The declaration of restrictions does not limit the location of accessory buildings. Considering the size of lots, the proposed set backs and the distance from neighboring dwellings the building's planned location should not detract from the attractiveness of the development.

Motion made by Carl Cookerly to recommend the issuance of a building permit. Cindy Strickler seconded. Motion carried.

Public Comment: None

Sketch Plans:

1. Timothy and Hope Groft. The re-subdivision of a 6.510 acre lot on Matthew Court with access from Baltimore Pike via Drew Lane.

The Grofts want to split off from their property a 3.5 acre parcel that was added to their initial lot in a subdivision procedure by the Sutphins in 2003. The parcel in question would not perk at that time and was backfilled to comply with future perk testing requirements. Successful perks for primary and back up sites have now been completed. The Grofts were advised to examine their deed and ascertain that these 3.5 acres were combined with and recorded as an integral part of their other property of three (3) acres and not recorded as a stand-alone lot. If combined under one deed a complete subdivision plan will have to be prepared. No action is required by the Planning Commission at this time.

2. Pam Hall and Steve Angell 325 Georgetown Road.

Mr. Angell owns ten plus (10+) acres at this location which he wants to subdivide, creating two (2) parcels. One parcel of two plus (2+) acres with an existing dwelling may be sold or retained and rented out. The second piece of approximately eight (8) acres will be his future home site. He was advised that he should proceed by having the required perks completed and a preliminary subdivision plan prepared by a qualified engineer/surveyor.

3. Dan Gilbert/David Stine 5961 Baltimore Pike south.

Mr. Gilbert is the owner of twenty seven (27) acres and the auto body shop at this location. Mr. Gilbert wants to split off approximately one (1) acre of this property for the site of an auto mechanical repair facility. This would also front on Baltimore Pike next to the auto body repair shop. The subdivision process is being required by his bank as a condition for a business loan. This is a mixed commercial use area and would be consistent with businesses now located there. Mr. Gilbert was advised to proceed with having the necessary preliminary subdivision/land development plan prepared, keeping in mind the SALDO requirements for commercial development.

Public Comment: None

Preliminary Plans: None

Public Comment: None

Final Plans:

1. Wilbur Z. and Tina M. Fair: The Kooney's Barn property at 1295 Fredrick Pike. The subdivision of the 4.77acre parent tract creating a panhandle lot for use as a single family dwelling.

Plans have now been revised to address the comments in Gettysburg Engineering's latest letter of review and have been ok'd for approval.

Motion was made by Tim Orndorff to recommend approval of plans to the Supervisors. Seconded by Dave Evans. Motion carried.

Motion was made by Tim Orndorff to recommend approval of the Sewer Module. Dave Evans seconded. Motion carried.

2. Cross Winds The subdivision of 75.42 acres located at the corner of Gettysburg Road and St. John's West creating thirty four (34) single family residential lots.

A Final Plan submitted before the latest revised Preliminary Plan was reviewed and approved has created some unnecessary confusion. Gettysburg Engineering worked to minimize the delays in the approval process by reviewing and preparing comments on both plans together. The outstanding issues on both plans are not numerous but need to be properly addressed before any further approvals are in order. It was suggested to Mr. Stair that he communicate directly with Dean Shultz to find out how to get the process back on track and resolve the outstanding issues.

3. Gary Moxley: The addition of 8.725 acres behind 1365A Fredrick Pike to property next door owned by Gary Moxley.

The four (4) outstanding items noted in the Planning Commission minutes of July 5, 2006 have now been addressed. Most important of those was locating a septic system back up site on lot number one (1). This has been done. Mr. Moxley had presented revised plans reflecting all changes and additions. Carroll Dell will distribute the plans to the necessary parties so action can be taken by the Supervisors at their August 14th meeting.

Public Comment: None

New Business:

1. William Field: Review and approval of Sewer Modules.

Currently all necessary documents are completed but must be gathered and assembled in proper order for approval.

Motion was made by Carl Cookerly to authorize Chairman Dell on behalf of the Planning Commission to review the final assembled documents to assure completeness and present to the Supervisors. Cindy Strickler seconded. Motion Passed.

2. Election of Planning Commission Vice President

Dave Evans was nominated by Carl Cookerly. Tim Orndorff seconded. Five members voted in agreement. One opposed.

3. Status Report on the Joint Municipal Comprehensive Plan.

The Steering Committee has completed their work and has disbanded. Sometime in the future, Rob Thaler of A.C.P.D., will coordinate a public hearing with all Planning Commissions.

4. September Meeting

The meeting will be held on September 5, 2006 instead of September 4th due to the Labor Day holiday.

5. Proposed G.T.P.C. Web Site

Dave Evans presented an example of a web site he had designed for the Planning Commission that could be used as another means to keep Township residents informed about Planning Commission business. Information such as Commission member's names, meeting dates, agendas, minutes and any other pertinent information could be provided. A web site of this nature could be a positive step in keeping our residents informed and hopefully create more interest in what is happening in their community.

Dave Evans will contact Secretary Dave Krebs to get his thoughts and input on the merits of this project before moving forward.

Public Comment: None

Old Business: None

Public Comment: None

There being no further business to be presented before the commission the meeting was adjourned at 9:35 pm.

Respectfully Submitted,

Carl E. Cookerly
Secretary

Date: _____

Mary Ann Cookerly
Recording Secretary

Date _____