

DRAFT

Minutes October 2, 2006 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on October 2, 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, Dave Bitzel, Carl Cookerly, Secretary, and Mary Ann Cookerly, Recording Secretary.

Visitors: Dave Stair, L.S.C.E., Inc., Veronica Groft 301 St. John's Rd., Joe Seese, 30 Oak Rider Trail, Fairfield, PA 17320, Dan Harbaugh, Digger Dan, 6624 Baltimore Pike, Diana Goddard, Scott Keller, Quail Valley, Marty Hackett, Martin Rickell, and Chris Batten all of C.L.S.I. 431 Westminster, MD 21157, and Larry Piper, 1523 Marbury Rd.

Chairman Dell called for was a moment of silence for the children and teacher's aid that were murdered today at the Amish school outside of Lancaster.

Minutes: August 7, 2006 minutes were presented. One member via e-mail voiced disagreement with a statement in the minutes that made reference to the proposed location on Rte. 97 south for a new auto repair shop. All other members of the Planning Commission found nothing wrong with the statement Dave Evans motioned to approve the minutes as written, Cindy Strickler seconded. Motion carried.

There was no meeting in September due to lack of projects to review.

Public Comment: None

Land Development: None

Sketch Plans:

1. Dan Harbaugh: Digger Dan, 6624 Baltimore Pike

Subdivision of residential property on Rte. 97 south of Littlestown Borough.

Mr. Harbaugh owns two (2) adjoining lots on Baltimore Pike (Rt.97). The lot fronting on Rte. 97 with a house is up for sale. Mr. Harbaugh wants to split off a 40 X 78 piece from the six (6) acre lot in the rear and add it to the lot, which is for sale. This 40 X 78 piece has a pool and pavilion on it, which he wants to have included with the lot the house is located on.

Mr. Harbaugh was advised that he should proceed with having the necessary plans prepared.

2. Larry Piper: A proposed subdivision of approximately fifty (50) acres located on the south side of Bollinger Road, creating nineteen (19) single family building lots.

Mr. Piper presented a revised Sketch Plan prepared by Group Hanover. Review comments by Gettysburg Engineering have been received but not Adams County Planning. Since several lots did not perk the plan is to apply necessary backfill to those for the required number of years, then develop them in a second phase. Currently there is a difference of opinion between L.A.B.S. and S.A.I.C. on what the minimum lot size should be due to the projected nitrate levels and storm water practices used. It was suggested Group Hanover coordinate the necessary input from L.A.B.S., S.A.I.C. and Gettysburg Engineering to

resolve this issue. Attention also needs to be given to Gettysburg Engineering's letter of comments and those forthcoming from Adams County Planning.

3. Quail Valley: The proposed development by owner of two (2) sections of land on the Golf Course property located between Teeter Road and Fish and Game Roads.

Marty Hackett of C.L.S.I. gave a presentation on a concept for this development, which was revised from that presented to the Planning Commission in May of this year. This new concept features a combination of three (3) housing styles. These include two (2) story, eight (8) unit condo units with parking under, triplexes and single family homes. As illustrated they would provide one hundred and twenty four (124) new clustered units on twenty seven (27) of the two hundred and twenty (220) acres of golf course property.

Combined with the existing homes this calculates out as approximately .7 units per acre for the entire golf course property.

A Condominium Association would oversee maintenance, landscaping, snow removal etc. This concept figures to be more attractive to the senior buyer and thus reduce the impact on the school system. An initial study by S.A.I.C. supports the feasibility of a public water supply and sewage treatment system.

The majority of Planning Commission members agree with the design concept of clustered housing that is appealing to the senior population and feel if properly designed could fit in well with the golf course setting. There are however, a number of hurdles to clear and questions and concerns to address.

Of primary importance is the writing of a more comprehensive ordinance to cover condominium development.

C.L.S.I. will return to the November meeting.

4. Cory and Veronica Groft: Property owners at the end of Cool Road.

The Grofts are interested in buying Lot #3, an approximately sixteen (16) acre parcel from Lake Point Associates Subdivision. They plan to cut off three (3) or four (4) acres to add to their adjoining property. The balance of 12.5 acres would be sold to an individual who would apply to have it put under the Clean and Green Act, which would still allow him to build a single family home. It was suggested the Grofts contact Worley Surveying to have the necessary re-subdivision plans prepared.

Preliminary Plans:

Majestic Meadows: The proposed subdivision of 37.6 acres on the north side of Fish and Game Road into eight (8) residential building lots. These 37.6 acres would be created by combining the acreage of Lot #2 of previously approved Lake Point Associates subdivision with two (2) other parcels.

There was no one present to represent the Developer. There was a brief discussion and review of Gettysburg Engineering and Adams County Planning letter of comments. It was agreed that Lot #8 should be eliminated if necessary to avoid the need of a panhandle lot. All comments should be addressed. No action taken. Matter tabled.

Public Comment: None

Final Plans:

St. John's Corner Subdivision: A 21,780 sq. ft. parcel is to be cut off of Lot #1 and added to Lot #17.

Motion made by Dave Evans to recommend approval. Seconded by Cindy Strickler. Motion carried.

Public Comment: None

Old Business: None

Public Comment: None

New Business:

1. Chairman Dell reported that there would be a meeting October 25, 2006 of the Planning Commission members of the three (3) Municipalities, Germany Township, Union Township and Littlestown Borough, to discuss the new Comprehensive Plan.
2. Dave Evans announced that the Planning Commission web site is up and running. You can log in at germanytownship.org.

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 _____