

DRAFT

Minutes November 6, 2006 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on November 6, 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, Steve Bitzel, Carl Cookerly, Secretary, Mary Ann Cookerly, Recording Secretary, Bill Ridinger, and Rich Valko Township Supervisors, Dave Krebs, Township Secretary.

Visitors: Scott Keller, Quail Valley, Marty Hackett, Martin Rickell, and Chris Batten all of C.L.S.I. 431 Westminster, MD 21157, Walter Balunas 5705 French Ave. Sykesville, MD 21784, Dave Getz, Bob Sharrah, S.D.G.I. 1270 Fairfield Rd., Gettysburg, MD. Bill Stevens 130 Archer Dr., Larry Piper, 1523 Marbury Rd., Spring Grove, PA 17362, Sue Pindle, ReMAX Quality Service, Hanover, PA, Denise Vaughn 3847 Littlestown Pike, Barbara and Roger Steele 1274 Fish and Game Rd./456 Mud College Rd., Littlestown, PA, Glenn and Billie Hilbert 70 Bittle Rd., Littlestown, PA, Patty Braun, H.R.G. Gettysburg, PA.

Minutes: October 2, 2006 minutes were presented. Cindy Strickler stated that the minutes regarding Quail Valley Golf Course development should have enumerated in some detail those questions and concerns raised by the Planning Commission during the presentation by C.L.S.I. Chairman Dell commented that those issues would likely be revisited at this meeting and therefore be documented in the minutes. Motion made by Steve Bitzel to approve the minutes as written. Motion carried.

Public Comment: None

Preliminary Plans: (Because of a schedule conflict and the request of the developer's agent the following matter was moved ahead on the meeting agenda).

Quail Court: Existing subdivision off Fish and Game Road at the golf course. Three (3) remaining lots, which did not perk initially, were backfilled as required and have sat undeveloped for four (4) years. Both a soil scientist and the Township S.E.O. have conducted their tests and have determined the sites now suitable for primary sand mound systems and an alternate A/B system for the backup. Mr. Sharrah was advised that the letters of comment from Gettysburg Engineering and Adams County needed to be addressed along with providing a solution for meeting the Monacacy River Storm Management requirements. Also requested, was documentation in a response letter of verification of when back fill was added and details of the soil scientist findings.

Motion made by Carl Cookerly to approve the Sewer Module subject to Chairman Dell's review and satisfaction that they were OK for submittal to the Board of Supervisors. Dave Evans seconded. Motion carried. No further action taken on this plan.

Land Development:

Bethel Assembly, Fish and Game Road: Erection of a 30x40 storage shed to the rear of an existing dwelling on church property. The issuance of a building permit for this structure was contingent on the church agreeing that certain requirements would be

completed prior to the approval of plans and the issuing of a building permit covering the proposed expansion of the church's main facility. This agreement has been accepted and so documented by signature of the Pastor.

Motion was made by Dave Evans that this agreement be accepted and forwarded to the Township Supervisors for their approval and signatures. Tim Orndorff seconded. Motion carried.

Sketch Plans:

1. Art Varieur, Rickkrode Lane off Mengus Mill road: Subdivision of a four (4) acre parcel on which he has his residence. The subdivision would create a second building lot of similar size. Mr. Varieur who requested to be on the agenda was not present.

2. Quail Valley: The proposed development by owner of two (2) sections of golf course property located between Teeter and Fish and Game Roads. The intent is to create a combination of condo and detached single family units in the mid to upscale range targeting active seniors.

Mr. Hackett of C.L.S.I. gave a recap of his October presentation and introduced several different schemes for the planned condo style housing and use of adjoining open space. The latest scheme slightly increases open space by eliminating single family units and replacing with more triplex and double quad condo units. Total units are increased from 124 to 129. Mr. Hackett reiterated that this was in the sketch plan stage and acknowledged that many concerns had to be addressed, ie: building sizes, number of units, traffic impact, open space preservation, agency approvals, etc. Steve Bitzel also noted that attention needed to be given to accessibility for fire fighting equipment.

A major issue in question is the eventual relationship of the two (2) intended areas of development and the Golf Course itself. The favorable consideration given to this cluster scheme was on the premise that the entire Golf Course property would be figured into the density equation. That would require the remaining Golf Course property, after this development to remain green space in perpetuity. Other questions of concern but not the least are:

1. Who will have ownership and be responsible for operation of the water supply and sewer treatment facility?

2. Will PA Department of Environment Protection allow a private sewage treatment plant servicing 129 units to discharge into Alloway Creek?

3. How much will these clusters of condos negatively detract from the existing rural setting?

Because of the uniqueness of this proposed development concept for the Township it was determined the thoughts and opinions of the Township Supervisors should be solicited before having the developer and his planner move forward.

Chairman Dell will bring this before the Township Supervisors at the November 13th meeting.

3. Glenn Hilbert: The proposed subdivision of 19.301 acres situated on both sides of Bittle Road, creating four (4) residential building lots.

The sketch plan was reviewed and a brief discussion was held.

Motion was made by Steve Bitzel that Mr. Hilbert should move forward with preparation of a Preliminary Plan. Seconded by Dave Evans. Motion carried.

4. Aascent: A stair building company from Silver Run, MD. wants to construct a 40,000 sq. ft. building for light manufacturing on Ulricktown Road near the Germany Township Maintenance Building.

President and C.E.O. Denise Vaughn presented the plan for the relocation of this minority owned business from Silver Run to Germany Township. This light-manufacturing plant would initially operate out of a 40,000 sq.ft. building to be constructed on a 9.4 acre parcel. If business so dictates, another 40,000 sq.ft. building may be added in the future. This would be a one-shift operation with thirty five (35) to forty (40) employees initially. An average of one (1) or two (2) tractor trailer trucks per week would deliver raw materials. Finished products would be shipped out by regular straight trucks. Perks and well location have yet to be done. The Planning commission felt that the move of this type of business into our Township would be an economy boost and a positive addition. If not opposed by the Supervisors, Aascent will proceed with a development plan.

Public Comment: None

Preliminary Plans:

William J. and Yvonne M. Stevens: The subdivision of “Hess farm” property split by Harney Road on the west side of Fredrick Pike. The subdivision would create Lot 1, a 15.35 acre parcel on the north side of Harney and Lot 2, a 4.64 parcel on the south side of Harney Road.

Mr. Stevens and H.R.G.’s representative presented an updated set of plans which were revised in response to A.C.P.D. and Gettysburg Engineering’s letters of comment dated November 25th and 26th. They were advised the plans needed to be submitted through Dave Krebs for forwarding to Gettysburg Engineering for a new review. The current comment letters were discussed with the following items being addressed:

- Land previously in Clean and Green has been removed from the program.
- Planning module for lot two (2) has been prepared and submitted.
- The well and septic system shown on lot two (2) will service a planned single family dwelling to be built. The back-up site is now shown on the new plans.
- An agreement covering use of the fire hydrant is thought to exist. The matter will be researched and if necessary a new agreement prepared.
- Required wetland information is now shown on the plan.

The balance of items needing addressed, require showing on the plans: the back-up septic site for lot one (1), correcting cart way width for Frederick Pike and adding several notes.

Motion made by Carroll Dell to give conditional approval to the subdivision subject to Gettysburg Engineering’s final review and approval. Seconded by Cindy Strickler. Motion carried.

Motion made by Carl Cookerly that Carroll Dell be authorized to review the Planning Module on behalf of the Planning Commission and if found satisfactory, recommend approval by the Supervisors. Dave Evans seconded. Motion carried.

For general information, the historical farmhouse on lot one (1) which is undergoing extensive restoration will become a Bed and Breakfast with a small restaurant. A commercial well has been drilled to supply the anticipated demand.

Public Comment: None

Final Plans: None
Public Comment: None

Old Business: None
Public Comment: None

New Business:

1. Approval of Sewer Module for Bethel Assembly's planned 240x140 sand mound to service the church's facility expansion.

Motion made by Carl Cookerly that the Planning Commission accept Carroll Dell and Gettysburg Engineering's review findings of same and if it is determined to be in order, submit it to Supervisors with the recommendation for approval. Dave Evans seconded. Motion carried.

2. Vote on the Joint Municipal Comprehensive Plan

Motion made by Carroll Dell to accept the draft for the J.M.C.P. and to proceed with setting a public hearing date for December 18, 2006. Seconded by Cindy Strickler. Motion carried.

3. Carroll Dell handed out for Commission members review, a newly revised landscape text for the Township SALDO. It is the intent to present this to the Supervisors at the December meeting for adoption consideration.

Old Business:

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 came before the Planning Commission to discuss the findings of a hydrological study outlined in an October 31st letter from S.A.I.C. At issue were the questions of sustainable water supply and potentially high nitrate levels being produced by the clustering of several lot septic systems. It was suggested Mr. piper contact S.A.I.C. for direction on how best to address these concerns.

Adjournment

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

Respectfully Submitted,

Carl E. Cookerly
Secretary

Date:_____

Mary Ann Cookerly
Recording Secretary

Date_____