

## **DRAFT**

### **Minutes February 5, 2007 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on February 5, 2007 at their new meeting location at the F.O. Eagles Park, Menges Mill Road, Littlestown, PA 17340. Vice Chairman Dave Evans called the meeting to order at 7:00 pm. Other attendees were Cindy Strickler, Steve Bitzel, Carl Cookerly, Secretary, Mary Ann Cookerly, Recording Secretary,

**Visitors:** Rachael Dill, Loss-Stair Engineers, Kris Roubenstine, Hanover Land Services, Shawn Pratt, representing the Craig property, Sandra and David Martin of 159 Kingsdale Rd., Littlestown, PA.

**Minutes:** The December 27, 2006 minutes were presented. Motion made by Cindy Strickler to approve the minutes as written. Steve Bitzel seconded. Motion carried.

**Public Comment:** None

**Land Development:** None

**Public Comment:** None

**Sketch Plans:** None

**Public Comment:** None

### **Preliminary/Final Plans:**

**Valensizi Estate,** 1585 Harney Road. The purposed subdivision of the parent tract of 4.76 acres creating a second single family residential building lot of 1.22 acres. The location for the placement septic system on Lot #1 is now shown outside the existing wells' 100ft. isolation distance as required. Due to the septic system location on Lot #2 and other factors, the configuration of Lot #1 resulting from the subdivision is not ideal but acceptable. All other corrections required have been made.

**Motion** made by Cindy Strickler to recommend approval. Carl Cookerly seconded. Motion carried.

#### **Comments:**

Carl Cookerly commented that all parties planning to subdivide property consider voluntarily preparing a deed- recorded declaration of restrictions and conditions that the subdivision lots would be subject to under future ownership. Since no Township zoning exists and without a Home Ownership Association, this helps provide a way the land developer can, to some degree, have some say as to what is constructed on the lots and what uses and activities would not be permitted. Establishing reasonable parameters will likely appeal to the serious buyer willing to pay top dollar for a site that provided a scenic and tranquil setting without threat of noxious or offensive activities.

### **Preliminary/Final Plans:**

**Dorothy Craig:** Subdivision of 8.8 acres situated on Bollinger Road near the intersection of Mathias Road, creating three (3) single family residential lots with a fourth being retained by Craig and remaining unimproved.

The plans have been revised to the satisfaction of the Planning Commission. However, a report on S.A.I.C.'s study of projected nitrate levels has not been received. Their findings could require changes in lot configurations.

**Motion** made by Dave Evans to recommend approval contingent on a report from S.A.I.C. that supports the current number of lots and lot sizes. Cindy Strickler seconded. Motion carried.

**Public Comment:** None

**Martin Subdivision:** A proposed subdivision of 41.99 acres situated between Harney Road and Kingsdale Road, creating six (6) large single family residential building lots. Mr. and Mrs. Martin with Rachael Dill of Loss-Stair Engineers were present to discuss the proposed subdivision plans. There was general agreement on what was required to address the majority of issues noted in both Gettysburg Engineering and A.C.P.D. letters of comments. The plans will be revised accordingly. The following items are being deferred to the Supervisors for their decision.

1. Will the Township require payment of a fee for any additional improvements for that portion of Kingsdale Road that the development fronts on?

Note: Kingsdale Rd. was widened and resurfaced in 2001. The developer requests that this be waived.

2. Does the Township want a determined dollar amount per lot contributed to a recreational fund?

3. Does the Township see the need for and want a performance bond to cover any improvements deemed necessary?

4. Does the Township want street trees? Since these large lots are located in an open farmland setting, the Planning Commission suggests the Township waive the street tree requirement.

There was no further action taken on the plans at this time.

**Glenn Hilbert:** The proposed subdivision of 19.301 acres situated on both sides of Bittle Road, creating four (4) residential building lots ranging from approximately 1.5 acres to 7 acres. There was nobody in attendance to represent the Hilbert subdivision. There were also no official comments on the plans from A.C.P.D. The Planning Commission did review the subdivision Plans dated 12/01/06 along with Gettysburg Engineering's letter of review. There are a number of issues that will need to be addressed requiring both changes and added information to the Plans. The Plans were tabled with no action taken.

**Final Plans:** None

**Public Comment:** None

**Old Business:** None

**Public Comment:** None

**New Business:**

**Motion** was made by Carl Cookerly and seconded by Cindy Strickler to recommend approval of the Sewage Modules for the Valensizi estate and the Dorothy Craig subdivision. Motion carried.

**Public Comment:** None

**Adjournment**

There being no further business to be presented before the commission the meeting was adjourned at 9:05 pm.

Respectfully Submitted,

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Carl E. Cookerly  
Secretary

Date: \_\_\_\_\_

\_\_\_\_\_  
Mary Ann Cookerly  
Recording Secretary

Date \_\_\_\_\_