

DRAFT

Minutes April 2, 2007 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on April 2, 2007 at their new meeting location at the F.O. Eagles Park, Menges Mill Road, Littlestown, PA 17340. Chairman Carroll Dell called the meeting to order at 7:00 pm. Other attendees were Vice Chairman Dave Evans, Steve Bitzel, Cindy Strickler, Carl Cookerly, Secretary, Mary Ann Cookerly, Recording Secretary,

Visitors: Larry Piper, Tom Ramsey, Tom Bathon, Robert and Anne Boone, Marge Redmond, William V. Fabrick, Glenn Hilbert, Stephan Steele, Dan Harbaugh, Scott Keller, Martin Rickell and Chris Batten, C.L.S.I., Westminster, MD.

Minutes: The March 5, 2007 minutes were presented. Motion made by Dave Evans to approve the minutes as written. Steve Bitzel seconded. Motion carried.

Public Comment:

Several property owners along Ulricktown Rd. voiced concerns about the possibility of Innovative Earth Solutions moving their business to a site in their immediate area. Those concerns include, the possible release of hazardous materials, noxious odors, neighboring well contamination and increased truck traffic on Ulricktown Rd. Vice Chairman Dave Evans gave a brief explanation of the company's business, their products, the elements and process used in production and product distribution. It was also explained that I.E.S.'s proposed move was still very early in the approval process. Those concerned residents were encouraged to attend the Township meetings and avail themselves of the opportunity to obtain first hand information from I.E.S. people.

Comment: Please note: because there were several attendees with business to discuss, but not on the agenda, it was necessary to change the order of business.

Sketch Plan:

Property at the corner of Rt. 97 and Gettysburg Rd.: Tom Bathon of Bathon Real Estate, Inc. was representing the owner of this approximately three (3) acres which straddles Gettysburg Rd. at the intersection of Rt.97. The owner wants to split off the 1.29 acre piece located on the south side of Gettysburg Rd. Soil on this parcel will likely not support a septic system. They hope that successful perks can be found on Lot 1 for one sand mound and two (2) back up sites. If so, the owner wants to be able to utilize two (2) of the sites to service the septic needs of property No.2 on the opposite side of the road. This would require a perpetual easement being granted to allow use and access to those sites by Lot 2. This type of arrangement is said to be approved by the state and used in other counties. It was suggested the owner discuss this plan with Gettysburg Engineering before proceeding with perk tests.

Public Comment: None

Preliminary/Final Plans:

1.Glenn Hilbert: The subdivision of 19.301 acres situated on both sides of Bittle Rd. creating four (4) residential building lots This plan was disapproved at both the Planning Commission and the Supervisors March meetings. The action was taken as a result of two (2) months passing without any response from Mr. Hilbert or his engineer to the letter of comments from the Township Engineer about issues with the plans. Mr. Hilbert was advised that he will need to have his engineer make the plan changes necessary to address

those issues covered in Gettysburg Engineering's letter, then resubmit the revised plans through The Township Secretary's office.

Public Comment: None

Sketch Plans:

Marge Redmond: of 1820 Fredrick Pike wants to cut off a one hundred and eight (108) ft. wide piece of a larger land parcel fronting on Fredrick Pike and add it to and become an integral part of an adjoining sixty (60) ft. wide parcel. This will become her home site. A well and septic system already exist on the one parcel. The remaining property will eventually be sold. Ms. Redmond was advised to have an engineer prepare the necessary plans.

Land Development:

Dan Harbaugh: of Baltimore Pike (Rt. 97 South) wants to erect a 50ft.x 80 ft. pole building for storage on his 6.5 acre property. A Land Development Plan has already been completed along with a Storm Water Management Plan. A driveway occupancy permit has been obtained from Penn Dot. No issues were found with the plans or documents.

Motion was made by Dave Evans that the Planning Commission recommend approval be given on condition that Gettysburg Engineering finds in their review, that the plans and related documents are complete and acceptable. Cindy Strickler seconded. Motion carried.

Public Comment: None

Sketch Plan:

Quail Valley Golf Community: The proposed development by owner of the two (2) sections of land on the golf course property located between Teeter and Fish and Game Road. Mr. Keller of Quail Valley provided an update on planning for their proposed project. Mr. Keller stated several major builders that he spoke with would not consider constructing condo units with elevators unless they are three or more stories. They claim two story units without elevators have little demand and installing elevators in two story units is not economically feasible. To reduce the above ground height, underground parking is being considered. Going to three story units will not increase density, but will reduce the number of buildings, increasing open space.

Designs for water storage and sewage treatment facilities that will disguise their use and blend in are being studied. The Planning Commission re-emphasized their concern that all new structures blend in as much as possible with the existing architectural landscape. The Quail Valley Group will research designs of three story condo units that best fit into and compliment the current golf property setting. These will be presented at a future updating session.

In the meantime, S.A.I.C. will be preparing a plan that uses the discharge from treated sewage to irrigate the golf course.

No action was taken.

Preliminary Plans:

Piper's Choice: The proposed subdivision of an approximately fifty (50) acre tract located on the south side of Bollinger Road. This subdivision will create fourteen (14) single-family residential lots. Per the letter of comments from both Gettysburg Engineering and A.C.P.D. the items to be addressed were too numerous to review in detail at this meeting. Mr. Piper indicated that he would be working with G.H.I. to address these issues. He did ask for clarification on several items in the comments. These

were discussed so all parties understood and agreed as to what action was required by the Developer.

Public Comment: None

Final Plans: None

Public Comment: None

Old Business: None

Public Comment: None

New Business:

Sewer Module approvals:

1. Bowers Hill: **Motion** was made by Carroll Dell to recommend approval. Seconded by Dave Evans. Motion carried.
2. Martin Property: **Motion** was made by Carl Cookerly to recommend approval. Seconded by Steve Bitzel. Motion carried.
3. Stone Vener: **Motion** was made by Carl Cookerly to recommend approval. Seconded by Dave Evans. Motion carried

Public Comment: None

Sketch Plan:

Majestic Meadows: A new sketch plan was presented which shows this property which initially was to be subdivided into six (6) lots, has now been reconfigured into two (2) lots. These two (2) lots as shown would share a common drive. There was no objection to the Developer proceeding with a Preliminary Plan.

New Business:

1. Carl Cookerly's term on the Planning Commission expired as of April 1, 2007. He has agreed to remain on the Commission if reappointed. He will however, step down as The Planning Commission Secretary.

2. A rescheduled free training session on "Wetlands in Subdivisions and Deed restrictions" will be held May 15, 2007 at 9:30am at the Game Commission Auditorium in Harrisburg. Those interested in going must register with Claudia Merwin, cmerwin@state.pa.us

Adjournment

There being no further business to be presented before the commission the meeting was adjourned at 10:00 pm.

Respectfully Submitted,

Carl E. Cookerly
Secretary

Date: _____

Mary Ann Cookerly
Recording Secretary

Date _____