

## **DRAFT**

### **Minutes May 7, 2007 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on May 7, 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, Carl Cookerly, Secretary, Mary Ann Cookerly, Recording Secretary,

**Visitors:** Tom Ramsey, Glenn Hilbert, Dean Stonesifer, Dave and Sandy Martin, Gary Louey and Dave Stair

**Minutes:** The April 2, 2007 minutes were presented. Motion made by Dave Evans to approve the minutes as written. Carroll Dell seconded. Motion carried.

**Public Comment:**

#### **Land Development:**

**Dan Harbaugh:** of Baltimore Pike (Rt. 97 South) wants to erect a 50ft.x 80ft. pole building for storage on his 6.5 acre property. A Letter from Gettysburg Engineering approving the Storm Water Management Plan was introduced to the Planning Commission. The Planning Commission had approved the Land Development plan in April pending this letter from Gettysburg Engineering approving the Storm Water Management Plan.

**Public Comment:** None

**Sketch Plan:** None

**Public Comment:** None

#### **Preliminary:**

**1. Martin Property:** The proposed subdivision of 41.99 acres situated between Harney and Kingsdale Roads, creating six (6) large single family residential building lots. Gettysburg Engineering's letter of comments of 4/24/07 along with the revised plans of 3/27/07 were reviewed with engineer, Dave Stair. Most issues noted on the earlier 2/2/07 review letter have been addressed. The following outstanding items were discussed.

- a. Road Improvement: The Planning Commission feels that any improvement to Kingsdale Road is not necessary. The road was widened and resurfaced within the last few years.
- b. Street trees: the Planning Commission does not think street trees are needed in this type development in view of lot sizes and rural farm-like setting.
- c. Storm Water Management: Mr. Stair will prepare a letter explaining why there is not a Storm Water Management Plan prepared at this stage of the development and when and how that requirement will be met.
- d. Contribution to a Recreational Fund: This decision is deferred to the Township Supervisors.
- e. Gettysburg Engineering questioned the location of the AB system on Lot 5. The Sewer Module is reported to have been rejected. Reason at this time is unknown.
- f. The necessary notes related to the MRSMO and the recording of plan sheets will be added to the drawings. A note will also be added explaining how drainpipes if required under driveways will be handled.

**Motion** made by Dave Evans to recommend approval of the Preliminary Plans pending the Supervisors, 1 find the letter referring to the Storm Water Management Plan acceptable, 2. their decision on a recreation fee and 3. their agreement with the Planning Commission's position on road improvement and street trees. Carl Cookerly seconded. Motion carried.

**2. Williams Field:** A planned nineteen (19) lot subdivision on 33.757 acres located on St. John's Road. Conditional approval of the Preliminary Plan was given by the Planning Commission at the May 15, 2006 special meeting. Those conditions required the securing of approvals, permits and agreements from various agencies. This has required minor plan changes, which were reviewed. It now appears that all conditions have been met.

**Motion** was made by Carroll Dell to recommend final approval be given for the Preliminary Plan. Dave Evans seconded. Motion carried.

**Final Plans:**

**1. Cross Winds, Phase I:** Proposed subdivision at the corner of Gettysburg Road and St. John's Road. Gettysburg Engineering's letter of comments of 4/30/07 was reviewed in conjunction with newly revised plans dated 5/01/07. All items have now been addressed. Required documents and agreements have been obtained and plan changes or additions have been completed.

**Motion** made by Carl Cookerly to recommend approval for the Phase I Final Plan. Dave Evans seconded. Motion carried.

**Public Comment:** None

**2. Glenn Hilbert:** The subdivision of 19.301 acres situated on both sides of Bittle Rd. creating three (3) residential building lots. A revised plan dated 4/04/07 shows land previously designated Lot 4 now incorporated into and being a part of Lot I, thus eliminating a property line problem. Mr. Hilbert was advised, however, that none of the other items in Gettysburg Engineering's letter of comments of 2/02/07 had been addressed. Mr. Hilbert was provided a copy of those comments and asked to instruct his surveyor to respond with revised plans and in writing as necessary to explain any reasons for not addressing those items noted.

**Public Comment:** None

**3. Laverne Louey:** The purpose of this plan is to subdivide Lot I, splitting off a .132 acre parcel (Lot 2) and combining it with other property owned by Laverne Louey at 5072 Baltimore Pike ( Rte. 97 N). The Planning Commission recommends that a waiver be granted for requiring a Preliminary Plan be submitted. In answer to Gettysburg Engineering's letter of comments question, Gary Louey states that there is ample land between pond and Lot 2 for pond maintenance. The pond does not have a constructed outfall and has not been known to overflow. The overflow, if it did occur, would go over the backside of the pond and into a drainage ditch. Mr. Louey was advised of the requirement that the Form B waiver must be signed by the Sewer Enforcement Officer and Township Supervisors.

**Motion** made by Carroll Dell to recommend approval of the Preliminary/ Final Plan to convey and combine Lot 2 consisting of .132 acres to other land owned by Laverne Louey increasing that land to 1.563 acres. Carl Cookerly seconded. Motion carried.

**3. Valensizi Estate:** 15 85 Harney Road. The subdivision of the parent tract of 4.76 acres creating a second single family residential building lot of 1.22 acres. The Preliminary Plan was initially recommended for approval by the Planning Commission on 2/5/07, however, that approval was invalid since the revised plan had not been reviewed by the A.C.P.D. at that time. This has now been done.

**Motion** made by Dave Evans to reaffirm the Planning Commission’s recommended approval of the Preliminary/Final Plan. Carl Cookerly seconded. Motion carried.

**Public Comment:** None

**Old Business:** None

**Public Comment:** None

**New Business:**

1. **Dean Stonesifer**, 394 Ulricktown Road. Mr. Stonesifer wants to acquire a small triangular piece of property from a neighbor to add to his property for the purpose of providing an entrance to a two (2) acre parcel he plans to split off from his parent tract and convey to his son. He was advised that initially a proper subdivision plan needs to be prepared for the neighbor’s property and submitted to the Township office for processing.

2. **Motion** was made by Carl Cookerly to recommend to the Supervisors the appointment of Tom Ramsey to the Planning Commission. Mary Ann Cookerly seconded. Motion carried.

**Public Comment:** None

**Adjournment**

There being no further business to be presented before the commission the meeting was adjourned at 8:30 pm.

Respectfully Submitted,

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Carl E. Cookerly  
Secretary

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

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

Date \_\_\_\_\_