

## **DRAFT**

### **Minutes June 4, 2007 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on June 4, 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, Steve Bitzel, Cindy Strickler and Tom Ramsey.

**Visitors:** Antonio Vitale, Glenn Hilbert, Dean Stonesifer all of Germany Township, Marge Redmond Hanover, Doug Kollmar, Hanover Land Services and Larry Piper Spring Grove.

**Land Development:** None

**Public Comment:**

**Sketch Plan:** None

**Public Comment:**

### **Preliminary Plans:**

**1. Pipers's Choice:** The proposed subdivision of an approximately fifty (50) acre tract located on the south side of Bollinger Road. This division will create fourteen (14) single family residential lots. Gettysburg Engineering's comments addressing the revised Preliminary Plans of 4/20/07 were discussed with Mr. Piper. Many items enumerated in prior comment letters have now been taken care of. Several others can be satisfied with minor drawing changes and the adding or altering of plan notes. All items yet to be addressed, including permits required by other agencies are detailed in Gettysburg Engineering's letter, of which Mr. Piper had a copy. Mr. Piper has agreed to make the normally requested lot contribution to a recreation fund. The Planning Commission recommends that curbs not be required at the Bollinger Road, Marcey Court intersection. **Motion** made by Chairman Dell to recommend wavering the requirement, that an established USGS benchmark be used to create development datum. However, a letter is requested from GHI explaining why a USGS benchmark was not used. Carl Cookerly seconded. Motion carried. No further action taken.

**2. Fabrick:** The subdivision of land owned by the William J. Fabrick estate, splitting off a .727 acre parcel fronting on Frederick Pike. This parcel is to be added to other adjoining property owned by the Fabrick estate, consisting of .273 acre, thus, creating a single family residential lot of one (1) acre. This is intended to be the home site of Marge Redmond, Mr. Fabrick's daughter.

Gettysburg Engineering's letter of comments of 5/18/07 listed several items to be addressed. The topography shown was not developed by an actual field survey, nor was the vertical datum and an established benchmark shown. This was not considered critical in this situation.

**Motion** made by Cindy Strickler to recommend this requirement be waived. Dave Evans seconded. Motion carried.

The plan also shows a fourteen (14) foot offset along the rear property line. This was done to obtain a full one (1) acre lot when the two (2) pieces were joined. The Planning Commission did not object to the offset. It was stated that at one time there were two (2) mobile homes on these lots, each with it's own septic system. The Engineer is requested to show the location of both septic systems on the plans.

**Motion** made by Chairman Dell to recommend approval of the plans subject to:

1. Gettysburg Engineering's comments as listed and discussed above are properly addressed.
2. A.C.P.D. comments, when received, do not contain critical concerns, which would require significant plan changes.

Dave Evans seconded. Motion carried.

**Public Comment:** None

**Final Plans:**

**1. Glenn Hilbert:** The subdivision of 19.301 acres situated on both sides of Bittle Rd. creating three (3) residential building lots. All previously outstanding issues regarding this subdivision plan will have been satisfactorily addressed with the altering of note 8A which refers to SALDO 304-B-7

**Motion** made by Chairman Dell to recommend approval to the Supervisors. Cindy Strickler seconded. Motion carried.

**Public Comment:** None

**Preliminary Plans:**

**Bowers Hill:** The subdivision of 24.2181 acres off Baltimore Pike, South, creating eight (8) single family lots and one (1) 6964 sq. ft. parcel to be conveyed to an adjoining property owner.

Mr. Doug Kollmar of Hanover Land Services, representing the developer was present to discuss the most recent revised plans and Gettysburg Engineering's letter of comments. Although many items from the previous plan review have been addressed, a number still need attention.

Some involve design issues regarding storm water management and environmental impact concerns caused by the steep slopes. The landscape plan should be designed to minimize the potential problems associated with steep slopes.

Permits are needed from both PennDot and A.C.P.D. A Form B Waiver is required for Lot eleven (11) and various notes as outlined in Gettysburg Engineering's letter need to be placed on the drawing.

Gettysburg Engineering suggests a Homeowners Association be established to both maintain the storm water basin and protect the steep slopes on Lot one (1). A possible option might be to have the developer post a long-term bond to cover maintenance by the Township if it becomes necessary. This is to be discussed with the Supervisors.

The Supervisors are also asked to rule on whether a contribution will be required from the developer for a recreation fund.

The Planning Commission recommends a post light on each lot between the right of way and the set back lines.

Hanover Land Services will proceed with addressing all issues still outstanding.

No further action taken.

**Public Comment:** None

**Final Plans:**

**Shanebrook:** A proposed subdivision of 9.0851 acres, located on Saint John's Road West, creating six (6) residential lots. Both A.C.P.D. and Gettysburg Engineering's comments were reviewed. Key issues and action taken are as follows:

- Lots #1 and Lot#2 are both nonconforming lots that do not meet the minimum 40,000 sq.ft. per lot required by the Ordinance. The Planning Commission opposes these Two (2) lots as shown.
- Lot #5 is shown as a panhandle lot, which normally is discouraged. Close study of the plans would indicate that the long driveway offers the most favorable way to provide access to this lot.

**Motion was** made by Chairman Dell to recommend to the Supervisors that they request that Lots #1 and #2 be combined into one lot and that a waiver be granted for the panhandle lot. Carl Cookerly seconded. Motion Carried.

**Motion** made by Cindy Strickler that a hydro study not be required since prior studies from surrounding developments have indicated that there is an adequate water source. However, a nitrate study should be done. Dave Evans seconded. Motion carried.

The submitted plan labeled as Final is in error. It should be designated Preliminary as should the next submitted revised plan.

Doug Kollmar, Hanover Land Services understands those outstanding issues which still need to be addressed and documented with the submittal of a revised plan.

No further action taken.

**Public Comment:** None

**Old Business:** None

**Public Comment:** None

**New Business:**

1. **Motion** made by Carroll Dell to approve the Sewage Modules for Pipers Choice and Glenn Hilbert. Carl Cookerly seconded. Motion passed

2. **Motion** made by Carroll Dell to recommend to the Supervisors that it be required that all future plans submitted to the Township with Landscape Plans attached, be reviewed and stamped by a professional Landscape Architect. Tom Ramsey seconded. Motion passed.

3. **Minutes:** The May 7, 2007 minutes were presented. Motion made by Steve Bitzel to approve the minutes as written. Tom Ramsey seconded. Motion carried.

4. Carroll Dell provided a brief update on progress with the Joint Municipal Comprehensive Plan. The Union Township Planning Commission was to have a meeting this week to study a designated land use issue within their Township. Following this meeting, Rob Thaeler of the A.C.P.D. will prepare a summary of the decisions reached on proposed land use in all three (3) municipalities. Mr. Thaeler will also respond to all letters of comments from residents who raised concerns or offered opinions on the plan.

**Public Comment:** None

**Adjournment**

There being no further business to be presented before the commission Carroll Dell made a motion to adjourn the meeting at 9:55 pm.

Respectfully Submitted,

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Carl E. Cookerly  
Secretary

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

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

Date \_\_\_\_\_