

Minutes August 6, 2007 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on August 6, 2007 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 Carl Cookerly, Secretary, Mary Ann Cookerly, Recording Secretary, Cindy Strickler and Tom Ramsey.

Visitors: Larry Piper, Spring Grove, Steve Loss of L.S.C.E., Inc. and Doug Barmoy, Hanover Land Services.

Minutes: The minutes of July 2, 2007 were presented. Motion was made by Cindy Strickler to approve the minutes as written, Tom Ramsey seconded. Motion carried.

Land Development:

1.Kingsdale Fire Department: – Construction of an approximately 40 x 80 foot building and access drive.

Steve Loss from Loss Stair, L.S.C.E . represented the fire department.

The use of the building is to store fire suppression apparatus and other equipment..

There is a 15’x12’ proposed concrete pad to the rear of the proposed building. Mr. Loss did not know it’s intended use.

Gettysburg Engineering’s comments of 7/31/07 and A.C.P.D. comments of 7/24/07 were reviewed and most of the comments had been corrected on the plans.

There will be no restroom facilities or water in the building.

Erosion and Sedimentation Control and Post Construction Stormwater Management plans were submitted to the A.C.C.D. for review and approval.

Mike Murphy was added as the contact person for the Fire Company.

The PennDot Occupancy permit will not be necessary since the driveway will be served by an existing entrance. The existing and proposed surface will remain gravel and bituminous millings.

Questions arose as to where the fire trucks will be washed and maintained if there is no water in the building. The Planning Commission requested more specific details on how and where the fire trucks will be serviced when necessary and exactly what they propose regarding the use of water in the building.

The parking issue needs to be addressed as to the number of parking spaces that will be required at the proposed building.

The Stormwater Management basin design criteria to be used is based on the Monocacy River Stormwater Management criteria that supercedes the Township SALDO. The Stormwater Management Agreement is being prepared by the owner.

Motion made by Cindy Strickler to recommend the following waivers:

To waive requiring a landscaping plan due to the placement of the building on the site.

To waive the Preliminary Plan and accept as a Final Plan. Dave Evans seconded.

Motion carried.

Motion made by Cindy Strickler to give conditional approval of the Land Development Plan as the Final Plan pending Gettysburg Engineering’s comments being addressed, which includes obtaining the appropriate necessary documents. Also clarifying that there will be no running water in the building and the required number of parking spaces for the new building will be provided. Tom Ramsey seconded.

Motion passed.

Preliminary Plans

1. Piper'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 of 7/30/07 on the plans were discussed with Mr. Piper. The following comments were addressed.

PennDot has been provided all necessary documents except for letter of credit that is in the process.

The Departmental Environmental Protection Module has been approved.

The Erosion and Sedimentation Control plan is in and awaiting signature.

The Landscape Plan has been approved and signed.

Mr. Piper's attorney and Attorney James are drafting an agreement on how the fifty (50) foot easement between Lots 12 and 13 are to be designated on the Final Plans and who's responsible for the care.

Calculations were done for the Stormwater Management Facilities, Gettysburg Engineering and Group Hanover will meet to discuss the calculations to resolve the stormwater issues.

Motion was made by Dave Evans to give conditional approval of the Preliminary Plan providing that the following has been obtained and presented to the Supervisors: a PennDot highway entrance permit, and ACCD approval of the Erosion and Sedimentation Plan. Carl Cookerly seconded. Motion carried.

If Mr. Piper can secure these documents, the Planning Commission members gave approval for Dave Evans and Carl Cookerly to review them so that they may be submitted at the next Supervisors meeting for approval.

2. Rosewood Estates: Re-subdivision of Lot 17 and add-on subdivision to future phase.

Gettysburg Engineering's comments of 8/1/07 were reviewed in conjunction with A.C.P.D. comments of 7/10/07.

Doug Barnoy of Hanover Land Services represented Rosewood Estates and is requesting that Lot 17A be added to remaining undeveloped land of Rosewood's future Phase III. The fact that a road that is part of the development separates one lot from other lots still remaining undeveloped, does not necessarily classify it as a stand-alone lot. The Planning Commission tends to agree with Mr. Barnoy but will defer a final decision to be made by the Supervisors.

There was no action taken by the Planning Commission.

Land Development:

1. Bethel Assembly : The expansion of the existing church and school located on Fish and Game Road.

Doug Barnoy represented Bethel, provided an update on the status of the project.

At the 12/4/06 meeting of the Planning Commission there were seven (7) remaining items to be addressed from Gettysburg Engineering's comments. The Planning Commission voted to hold any approvals until those items were addressed. At the 12/11/06 meeting the Township Supervisors, gave conditional approval contingent on DEP's approval of the module.. The Planning Commission was not involved in the

approval of this project. All questions and comments are to be directed to the Supervisors.

2. Quality Stone Veneer:

Gettysburg Engineering's comments of 8/1/07 were reviewed. There were a number of items enumerated. Some have been addressed and others are in the process.

After discussion regarding the situation at the site the Planning Commission recommends that the bond that will be required should include landscaping, street signs, curbing, parking blocks, storm water facilities, regrading the parking lot if it becomes necessary and putting in new gravel.

Mr. Barnoy was requesting Preliminary conditional approval but after a lengthy discussion of Gettysburg Engineering's comments and the situation as it presently exists, it was decided that no action be taken at this time.

Mr. Barnoy will request another extension for this project.

Final Plans:

Majestic Meadows: A proposed subdivision of 39.44 acres with primary access off Fish and Game Road. The most recent plans dated 4/03/07 calls for five (5) residential lots. This is the fourth of four (4) different plans submitted, with each showing a different number of lots and lot configuration.

Gettysburg Engineering's Comments of 6/25/07 were reviewed.

Most of the outstanding items have been resolved.

Mr. Barnoy will meet with Gettysburg Engineering to discuss how there are only two (2) new lots involved and not five (5) and a Stormwater Management Plan is not necessary for subdivision under 3 lots. If that is unacceptable then pits will be dug for the 2 houses.

Mr. Barnoy requested two (2) variances. The first to allow for a single driveway to serve two (2) lots and the second to allow for the plan to be submitted as a Final Plan. The plans were reviewed and discussion took place on the number and layout of the lots and the possibility of other solutions. It was concluded that the plan presented was the most reasonable.

Motion was made by Dave Evans to recommend a variance be given to allow a single driveway to serve two (2) lots and a variance to allow the plan to be submitted as a Final Plan.

Cindy Strickler seconded. Motion carried.

Motion was made by Carl Cookerly to recommend approval of the Final Plans with the condition that all comments have been satisfactorily addressed and /or questions on Storm Water Management issues be worked out with Gettysburg Engineering.

Dave Evans seconded. Motion carried.

Preliminary Plans:

Bowers Hill - The subdivision of 24.2181 acres off Baltimore pike south creating eight (8) single family residential building lots and one (1) 6964 sq.ft. parcel to be conveyed to an adjoining property owner.

Gettysburg Engineering's comments of 8/6/07 were reviewed with Doug Barmoy. There are several outstanding issues but most have been resolved by Hanover Land Services,

The PennDot permit has been submitted and awaiting a letter of credit.

The DEP Module has been approved and sent to Gettysburg Engineering.
Mr. Barmoy will discuss the correction of Form B for Lot 10 with Mr. Schultz as he wasn't sure what the problem was.
The Planning Commission had recommended that a maintenance bond be required for the stormwater facilities, but this has not been decided upon by the Supervisors.
The Landscape Plan has already been submitted
All Stormwater calculations will be on the Final Plans.
Motion made by Carl Cookerly to recommend approval of the Preliminary Plan contingent that all issues so outlined and recommended by Gettysburg Engineering and agreed to by the Township Supervisors are satisfied and completed when the Final Plan is submitted. Seconded by Tom Ramsey. Motion carried.

Old Business: None

New Business: None

Adjournment

There being no further business to be presented before the commission the meeting was adjourned at 9:45 pm.

Respectfully Submitted,

Carl E. Cookerly
Secretary

Date: _____

Mary Ann Cookerly
Recording Secretary

Date _____