

DRAFT

Minutes September 5, 2007 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on September 5, 2007 at the F.O. Eagles Park, Menges Mill Road, Littlestown, PA 14340. Chairman Carroll Dell called the meeting to order at 7:04 pm. Other attendees were Carl Cookerly, Secretary, Mary Ann Cookerly, Recording Secretary, Dave Evans, Vice Chairman and Steve Bitzell.

Visitors: Bill and Yvonne Stevens, Dricilla Staub, all of Littlestown, Vickie Balcunas, Sykesville, MD, Jennifer Burns, Westminster, MD, John Holmes, HRG, John White, Attorney, Campbell and White, Jack DiGangi, and Terry Divers of Germany Township.

Minutes: The August 6, 2007 minutes were presented and approved with a correction concerning Lot 17 in the Rosewood project.

Dave Evans moved that the minutes be approved pending the correction. Steve Bitzell seconded.

Land Development

William Stevens: Restaurant and residential property located on Harney Road.

John Holmes of H.R.G. represented Mr. Stevens in reviewing the plans.

Chairman Dell stated that because this plan has two components, Lot 1 for the restaurant and Lot 2 to be developed at a later time, the plans should have been presented as two (2) separate projects. As of now they overlap each other in how they will be developed.

Gettysburg Engineering and Adams County Office of Planning and Development's numerous comments were reviewed.

A number of comments can be addressed with minor drawing changes and/or additions.

There were, however, a number of concerns that need further review and discussion.

Of primary concern is the proposed entrance road from Harney Road, which is to provide access to both Lot 1 and Lot 2. Is there indeed adequate site distance and who will own the road and springhouse it circles? A Homeowners Association or other contractual agreement will supposedly be created to manage the maintenance of these. What is the plan to extend the road into Lot 2? Will it be a private road or dedicated to the Township if and when Lot 2 is subdivided and developed?

A commercial size well has been drilled and the water supposedly tested negative for nitrates, however, there was no documentation provided on this. The Supervisors will need to decide if a hydro study is necessary.

HRG was requested to show area for additional overflow parking. The maximum number of employees is expected to be fourteen (14).

The Developer will install a streetlight near the springhouse and the intersection.

The newly constructed stone wall located within the Harney Road right of way may be in violation and will have to be ruled on by PennDot.

HRG claims their calculations will support the design of the septic system as shown on the plans. This information along with a response to the letter of comments is being prepared by HRG for a scheduled meeting with Gettysburg Engineering in the next week.

Planning Commission Steve Bitzell questioned whether the service entrance and unloading area would accommodate fire equipment if required. This needs to be studied.

Plans have been submitted to A.C.C.D., PennDot and D.E.P. for approvals.

Public Comment: None

Final Plans

Williams Field: A planned subdivision on 33.757 acres located on St. John's Road.

Motion made by Steve Bitzell to table the review until all outstanding issues in the letter of September 4, 2007 from Gettysburg Engineering have been addressed and to include in the final plans, the relocation of storm water ponds. Dave Evans seconded. Motion carried

Public Comment: None

New Business: None

Old Business

Comprehensive Plan: Review and update the Joint Comprehensive Plan. This is in response to a meeting held May 30, 2007 at 7:30 at the Union Township Building at which time the request was made by G.T.P.C. to extend the mixed residential and commercial district along the eastern side of Ulreichtown Road from PA 194 to the MD Midway Railroad right of way.

Motion made by Carroll Dell that Germany Township Planning Commission forward the Comprehensive Plan with minor text amendments to the limited mixed-use district. to the Board of Supervisors as presented at the public hearing of Joint Planning Commissions held on December 18, 2006 at the V.F.W. Hall.

Steve Bitzell seconded. Motion carried.

Dave Evans recommended that the Township continue to pursue County zoning until the Comprehensive Plan is implemented. All members of the Planning Commission are in agreement.

Public Comment: None

Final Plans: None

Adjournment:

There being no further business to be presented before the Commission the meeting was adjourned at 9:40.

Respectfully Submitted,

Carl E. Cookerly
Secretary

Date_____

Mary Ann Cookerly
Recording Secretary

Date_____

