

DRAFT

Minutes December 3, 2007 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on December 3, 2007 at the F.O. Eagles Park, Menges Mill Road, Littlestown, PA 14340. Chairman Carroll Dell called the meeting to order at 7:00 pm. Other attendees were Carl Cookerly, Mary Ann Cookerly, Dave Evans, Vice Chairman, Cindy Strickler and Steve Bitzel, Tom Ramsey and Terrie Divers, Future Secretary.

Visitors: Chad Stonesifer and Jack Ketterman, both of Germany Township, Brandon C. Bishard of Hanover Land Services.

Minutes: Motion was made by Dave Evans to approve the November 5, 2007 minutes as written. Seconded by Tom Ramsey. Motion carried.

Public Comments: None

Sketch Plans: None

Land Development:

1. Wilbur Z. and Tina M. Fair(Koony's Barn): 1295 Frederick Pike. Existing dwelling to be converted to commercial use (showroom/storage). Comments from Dean Shultz, Gettysburg Engineering were reviewed. The GTPC has no issue with the proposal to convert the existing dwelling from residential to commercial use. Dean Schultz noted that the conversion of the existing dwelling to commercial use will require the dwelling to meet the requirements of the building code for commercial use. No county comments had been received as of the date of the meeting. Dave Stair will attend the Supervisors meeting next week and address the outstanding issues.

Motion was made by Carroll Dell to recommend to supervisors that conditional approval be given providing that the comments of Gettysburg Engineering be addressed and any building code requirements to convert the dwelling to commercial use be addressed prior to the issuance of permits. Dave Evans seconded. Motion carried.

2. Allen D. Schaeffer: This project has a long history. Starting 12/4/06 as Monocacy Valley Electric, a commercial pole building 40 ft x 80 ft. Mr. Wantz at that time did not have a land development plan. Considered by the GTPC on 3/5/07 and the Supervisors on 3/12/07 for use as a farm building, (eliminating the need for a land development plan) the permit was issued. As of the date of the meeting, no comments have been received from Gettysburg Engineering or the county. The plans that were received by the GTPC were inadequate. A revised plan will be resubmitted next month.

Motion was made by Steve Bitzel to table this issue until next month's meeting. Cindy Strickler seconded. Motion carried.

Public Comment: None

Preliminary Plans: None

Final Plans:

Paul Ganjon: The conveyance of land on the east side of Ulricktown Road to an adjoining property owner. All comments from a June 25, 2007 letter from Dean Shultz of Gettysburg Engineering have been addressed and corrected. Form B module has been received.

Motion was made by Steve Bitzel to accept as preliminary /final subdivision plan. Dave Evans seconded. Motion carried.

Motion made by Carroll Dell to recommend approval of the Form B Sewer Module. Dave Evans seconded. Motion carried.

Glenn Lippy: a subdivision of 47.164 acres located at 1560 Frederick Pike into two lots. Lot 1 would be 34.90 acres and lot 1A would be 12.264 acres. Comments from Dean Shultz of Gettysburg Engineering's letter of 11/29/07 were reviewed. The plans show the proposed use to be residential. Because this is proposed to be a single family dwelling in a rural setting, the GTPC would not recommend requiring street trees be planted along Frederick Pike.

Motion made by Carl Cookerly to grant waiver of Preliminary plan requirement and accept this plan as a preliminary/final and approve subdivision as shown on the plans. Tom Ramsey seconded. Motion carried.

Motion made by Dave Evans to approve Form B Module. Carl Cookerly seconded. Motion carried.

Rosewood Estates: Re-subdivision of Lot 17 and add-on subdivision to future phase. Brandon Bishard, of Hanover Land Services reviewed the comments from Gettysburg Engineering's letter of August 1, 2007. Per the decision made in July 2007, the GTPC has no objections to dividing Lot 17 and adding Lot 17A to remaining land to be part of the future phase 3 of the development of Rosewood Estates and are in agreement with Note 17 on the plans. This note was added at Attorney Dave James' recommendation.

Motion made by Carl Cookerly to recommend approval of the re-subdivision of Lot 17. Dave Evans seconded. Motion carried.

Public Comment: None

New Business:

Election of Planning Commission Officers for 2008

Motion made by Steve Bitzel that Carroll Dell remain the Chairman of the GTPC and Dave Evans remain Vice Chairman for 2008. Carl Cookerly seconded. Motion carried.

Carl Cookerly has resigned his position as Secretary of the GTPC, but will remain a member of the commission. Mary Ann Cookerly will also remain a member.

Motion made by Carroll Dell to recommend to Supervisors that Terrie Divers be appointed as secretary of the GTPC for 2008. Steve Bitzel seconded. Motion carried.

Old Business:

Landscape Ordinance: The new ordinance has been revised to reflect changes recommended in a letter dated September 28, 2007 from Adams County Office of Planning and Development. The new ordinance needs to be reviewed by GTPC. Prior to the meeting, Carroll Dell, Carl Cookerly and Dave Evans met with Jim Paddock, Landscape Consultant, to review the changes recommended by the Adams County Office of Planning and Development. All members of the GTPC were given a copy of the revisions to the Landscape Ordinance for their review. After GTPC has reviewed the Landscape Ordinance and made any corrections needed a copy will be sent to the county with a letter from Dave Krebs asking them to review the revised ordinance.

Public Comment: None

Adjournment:

There being no further business to be presented before the Commission the meeting was adjourned at 9:22pm.

Respectfully Submitted,

Terrie L. Divers

Date _____