

## **DRAFT**

### **Minutes February 4, 2008 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on February 4, 2008 at the F.O. Eagles Park, Menges Mill Road, Littlestown, PA 14340. Vice Chairman David Evans called the meeting to order at 7:00 pm. Other attendees were Carl Cookerly, Mary Ann Cookerly, Steve Bitzel, Tom Ramsey, Cindy Strickler and Terrie Divers.

**Visitors:** Ron Welty, Bernard A. Breighner, Jr., Dave Updyke and Jack Ketterman, all of Germany Township and Steve Loss of LSCE, Inc.

**Minutes:** December 27, 2007 minutes were presented. **Motion** was made by Dave Evans to approve the minutes as written. Seconded by Carl Cookerly. Motion carried.

**Public Comment:** Jack Ketterman questioned whether a resident on Gettysburg Road that operates a Port-a-pot and pumping truck business had the proper permitting to operate in the township. Planning commission members explained that we do not have the jurisdiction to intervene in such matters and concerned residents should address the issue with the Township Supervisors if they felt it was causing a public nuisance. Ron Welty questioned whether the sewer module had been approved for the Stevens property at the corner of Harney Road and Rt. 194. The planning commission advised him that it had not yet been approved.

**Sketch Plans:** Dave Updyke is interested in starting a machine shop business along Gettysburg Road on an 11-12 acre parcel near St. John's Road West. This property is currently part of the subdivision on the opposite side of the road that was developed by Ronald W. Smith Investment Company. The business would be housed in an approximately 8000 square foot building with the potential for 8-10 employees in the future. The planning commission advised Mr. Updyke to contact the current owner to determine if this parcel is separately deeded from the property across Gettysburg Road. If not, it would have to be subdivided in order to be transferred to Mr. Updyke. Mr. Updyke was advised that he would then be required to submit a Land Development Plan, a Landscape Plan and a Monocacy River Storm Water Management Plan.

### **Land Development:**

**Allen D. Schaefer:** 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. Steve Loss of LSCE Inc. represented Mr. Schaeffer. Vice Chairman David Evans expressed concern that the plans that were initially submitted were not accurate in that they did not show the state lines nor did they properly identify the newly constructed building as "existing" as opposed to "proposed". Gettysburg Engineering's comments in their letter of January 28, 2008 were reviewed. Motion made by Vice Chairman David Evans to waive preliminary plan and consider revision of January 22, 2008 as a final plan. Carl Cookerly seconded. Motion carried. GTPC had

originally recommended not requiring a Landscape plan for this project when the proposed building was to be for agricultural use. The planning commission is deadlocked regarding waiving the Landscape plan now that this building is clearly for commercial use. This issue will need to be addressed by the Township Supervisors. Motion made by Vice Chairman David Evans to accept the Final plan as submitted. Seconded by Tom Ramsey. Motion carried with one no and one abstension .

**Public Comment:** None

**Preliminary Plans:** None

**Final Plans:** None

**Public Comment:** None

**New Business:** None

**Old Business:**

**Joint Comprehensive Plan:** The updated Joint Comprehensive Plan has been submitted to the Township Supervisors for their review. No action is required from the planning commission at this time.

A question was raised to the planning commission members concerning making their personal email addresses and phone numbers available to the county. After discussion on the issue it was decided that Vice Chairman David Evans would make a request to David Krebs to forward all pertinent emails to the members via a group email distribution list. Motion was made by Steve Bitzel that Vice Chairman David Evans make request to David Krebs to forward all pertinent emails by group email to all members instead of individual members' emails being made available. Mary Ann Cookerly seconded. Motion carried.

**Public Comment:** Jack Ketterman asked who "kept tabs" on when planning commission members terms expired. At the last Supervisor's meeting it was brought to light that Cindy Strickler's term expired on January 7, 2008. Vice Chairman David Evans advised that the planning commission would recommend Cindy's reappointment to the Supervisor's at their next meeting. Motion made by Steve Bitzel to recommend to the Township Supervisors the reappointment of Cindy Strickler for another term on the GTPC. Mary Ann Cookerly seconded. Motion carried.

Mr. Stevens asked if the GTPC acted autonomously from the Township Supervisors. Vice Chairman David Evans explained that the planning commission is a board that makes recommendations to the Township Supervisors and acts as an advisory board. The Supervisors then make approvals and disapprovals based on the recommendations of the GTPC.

**Adjournment:**

There being no further business to be presented before the Commission the meeting was adjourned at 8:15 pm.

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date\_\_\_\_\_