

DRAFT

Minutes April 7, 2008 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on April 7, 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, Cindy Strickler, Tom Ramsey and Terrie Divers.

Visitors: Ron Welty, Charles and Jacqueline Moose, Daniel Barr, Edward Witkowski, Bernard A. Breighner, Jr. and Jack Ketterman, all of Germany Township. Patricia Colgan of McSherrystown, Erik Vranich of Wm. F. Hill & Assoc., Jack DiGangi of Innovative Remediation Technologies, Doug Barmoy and Mark Riddle of Hanover Lad Services, Inc., Bryan Rosenberg of Our Children's Learning Center and Greg Young of Stahlman and Stahlman Engineering.

Minutes: Motion was made by Steve Bitzel to approve the March 3, 2008 and March 17, 2008 minutes as written. Seconded by Carl Cookerly. Motion carried.

Public Comments: Jack Ketterman questioned the status of the open issues from the November 5, 2007 meeting for the Child Care Center. He was advised that those outstanding issues would be discussed at tonight's meeting.

Sketch Plans:

Bryan Rosenberg –Our Children's Learning Center

Mr. Rosenberg is proposing adding a snow-ball stand to the property located on Baltimore Pike. Mr. Rosenberg did not have a sketch plan prepared to present. Vice Chairman David Evans advised Mr. Rosenberg that the Planning Commission will not review or approve any new construction plans until the following outstanding items have been completed: 1) Curb bumpers have not been installed; 2) Preliminary plans showed lights for the parking lot that have not yet been installed; 3) the sidewalk needs to be extended in front of the property; 4) landscaping has not been done as per the original development plan from 2005.

Land Development:

1. I.R.T. (Innovative Remediation Technology L.L.C.)

This company is interested in relocating and expanding their business and have purchased 9.4 acre parcel on Ulricktown Rd. The Company, considered light manufacturing, produces products for the remediation of contaminated soils and ground water. Their customers are environmental consulting firms, environmental contractors, oil companies and such. Comments from Gettysburg Engineering's letter of 3/13/08 were reviewed by Erik Vranich of Wm. F. Hill & Assoc. Members of the Planning Commission agreed with the recommendation in Item 22 that would use a minimum of 15" pipe instead of 12" at the driveway entrance. GTPC also requested a letter stating that no chemical waste would be disposed of in the septic system. As the comments from the county had not yet been received, no recommendation could be made to the supervisors at this time.

2 . Pamela Hall:

Proposed subdivision of 10.3853 acres into 3 lots located on the south side of Georgetown Road. Included with the plan is a sewage module for approval. Comments from Gettysburg Engineering's letter of March 25, 2008 were reviewed by Mark Riddle of Hanover Land Services. Motion was made by Carl Cookerly to grant a waiver of the following: 1) to allow preliminary plan to be preliminary/final; 2) to allow a panhandle lot; 3) to allow waiver of environmental assessment study; and 4) to allow the waiver of the requirement for street trees. Seconded by David Evans. Motion carried. As the comments from the county had not yet been received, no recommendation could be made to the supervisors at this time.

3. Daniel P. Sr. & Sherry L., Barr:

Proposed subdivision of 3.05 acres into 2 lots located on Baltimore Pike. Comments from Gettysburg Engineering's letter of March 27, 2008 were reviewed by Greg Young of Stahlman and Stahlman Engineering. Mr. Young requested a waiver of comment #12 which stated a landscape plan should be submitted. Was advised that we would not waive that requirement. Mr. Young also requested a waiver of comment #19 which addressed the minimum lot size requirement. As the comments from the county had not yet been received, no recommendation could be made to the supervisors at this time.

4. Patrick F. & Patricia R. Colgan:

Proposed subdivision of 11.662 acres into 6 lots located on Gettysburg Road. Comments from Gettysburg Engineering's letter of April 1, 2008 were reviewed by Doug Barmoy of Hanover Land Services. He advised that a wetlands consultant would be conducting a survey of the property the week of April 14, 2008. As the comments from the county had not yet been received, no recommendation could be made to the supervisors at this time.

5. Allen D. Schaeffer:

Review of landscaping plan. No one was present at the meeting to represent Mr. Schaeffer.

Public Comment: Ron Welty questioned the weight limit being enforced on Gettysburg Road. Was advised that the State Police were asked to enforce the weight limits. Edward Witkowski questioned if the Planning Commission can review the approved usage for the property on Gettysburg Road that is storing port-a pots. Also questioned whether the storage of same changed the amount of impervious space on the property and if that in turn caused a violation of the Monocacy River Stormwater Management Ordinance. Jack Ketterman questioned what the minimum lot size requirement was. Was advised that it is 40,000 square feet. Bernard Breighner questioned the approved usage of the garage that was recently built at the intersection of Route 97 and St. John's Road. He indicated it appears to be commercial use. Mr. Ketterman also questioned when the zoning meeting will be held. Was advised that the county will publish notice in the paper ten days prior to the public meeting taking place.

Preliminary 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. Mr. Updyke was advised to review the land development plan on file at the courthouse to determine if the lot in question can be sold separately from the lot across Gettysburg Road.

Final Plans: None

Public Comment:

New Business: A request was made by a GTPC member to hold an executive session of the planning commission. Vice Chairman Evans suggested that the meeting be held after Chairman Dell returns.

Old Business: None

Public Comment: None

Adjournment:

There being no further business to be presented before the Commission the meeting was adjourned at 9:30 pm.

Respectfully Submitted,

Terrie L. Divers, Secretary

Date _____