

## DRAFT

### Minutes July 7, 2008 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on July 7, 2008 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, David Evans, Tom Ramsey and Terrie Divers.

**Visitors:** Jack Ketterman, Ron Welty and Steve Shanebrook of Germany Township. Erik Vranich of Wm. F. Hill & Assoc., Jack DiGangi of 5-D Properties, Attorney Doug Gent, Scott Keller of Quail Valley Golf Club and Martin Rickell and Marty Hackett of CLSI.

**Minutes:** **Motion** was made by David Evans to approve the June 2, 2008 minutes as written. Seconded by Tom Ramsey. **Motion** carried.

### Sketch Plans:

#### Quail Valley Development:

Marty Hackett of CLSI gave an update on the current plans for the development. The revised plan reduces the previously proposed number of multi family units and increases the number of single family units. The revised plan calls for 130 total units as opposed to 129 under the old plan. The GTPC members agreed they preferred the new proposed sketch plan to the previous one. Mr. Keller was advised the next step is to prepare and present a preliminary development plan., which will address many of the earlier concerns such as water, sewer, density, road improvements, etc. SALDO will have to be amended to allow this project. It was suggested a meeting with the township engineer and other interested parties be held prior to starting the preliminary plan.

### Land Development:

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

Comments from Gettysburg Engineering's letter of July 3, 2008 were reviewed by Erik Vranich of Wm. F. Hill & Assoc. All comments have been addressed except #6. The Stormwater Management Agreement must be approved, signed and recorded. This will be completed prior to the next Supervisor's meeting on July 14, 2008. Adams County Office of Planning and Development's letter of July 2, 2008 was also reviewed and all issues have been satisfactorily addressed. **Motion** was made by Tom Ramsey to recommend approval of the Final Plan for Phase I. Mary Ann Cookerly seconded. **Motion** carried.

### Steven and Wanda Shanebrook:

Proposed subdivision on St. John's Road West of 9.0851 acres into 6 residential lots . Doug Gent, Attorney for Steven and Wanda Shanebrook presented a proposed subdivision layout of Lot 1. These lots would become non-conforming lots of less than 40,000 square feet. The GTPC will forward the new plan to Attorney David James and Gettysburg Engineering for review and comments. The proposed layout adds additional land to the lots by adding land from across the road from lots 3 and 4.

**Preliminary Plans:**

**Dean S. Stonesifer**

Proposed subdivision of 9.305 acres into 2 lots located on Ulricktown Road. The Stonesifers did not attend the meeting therefore no action was taken. The Planning Commission has not received revised plans addressing the comments in Gettysburg Engineering's letter dated May 15, 2008.

**Final Plans:** None

**New Business:**

The Littlestown F.O.E. Eagles are interested in erecting 2 decorative brick signs on either side of the entrance off Menges Mill Road. Adams County Zoning Section 1102 addresses the requirements for signs in residential areas.

**Old Business:**

Chairman Carroll Dell advised that the township has received copies of DEP approval letters for the Pamela Hall and Daniel Barr properties. Bethel Assembly of God also received approval with multiple conditions. Bethel still needs a permit to be issued by DEP.

**Public Comment:** Ron Welty asked if the Lippy property that is for sale along Route 194 would be grandfathered under the new zoning as commercial as the sign on the property advertises. Only projects that were in the pipeline as of the effective date of zoning were grandfathered.

GTPC member Tom Ramsey expressed concern over right-of-way restrictions placed on existing properties in the township creating non-conforming lots when being subdivided.

**Adjournment:**

There being no further business to be presented before the Commission the meeting was adjourned at 8:47 pm.

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date\_\_\_\_\_

