

## DRAFT

### Minutes July 6, 2009 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on July 6, 2009 at the Germany Township Office located at 103 South Queen Street, Littlestown, PA 14340.

Chairman Carroll Dell called the meeting to order at 7:00 pm.

**Planning Committee Members** in attendance were Carl Cookerly, Mary Ann Cookerly, Dave Evans, Cindy Strickler, Andy Witkowski, Tom Ramsey and Terrie Divers.

**Visitors:** Jack Ketterman, Barbara Kelch, Sophie Strickler and Steven Bitzel all of Germany Township, Sam Brow of Hanover and Scott Barnhart of Hanover Land Services.

**Minutes: Motion** was made by Dave Evans to approve the February 2, 2009 meeting minutes as written. Seconded by Tom Ramsey. **Motion** carried.

**Public Comment: None**

### Land Development:

Mrs. Barbara Kelch of Gettysburg Road, Germany Township approached the GTPC to determine the feasibility of subdividing her property into 2 lots. One containing the existing house and barn and the other a building lot. GTPC advised her to speak with Mr. Rob Thaler at the Adams County Zoning office to determine if the zoning will allow her to do so before proceeding with her plan.

**Public Comment:** None

### Preliminary /Final Plans:

- 1. Colgan Enterprises:** Reviewed comments from Gettysburg Engineering's letter dated June 30<sup>th</sup>. All items have been addressed including the following: #4- A financial contribution of \$200 per lot will be made to assist with improvements to Gettysburg Road; #5-No improvements will be necessary to the roadside ditches; #6 A contribution of \$100 per lot will be made toward the recreation fund . A **motion** was made by Cindy Strickler to accept the preliminary plan as a final plan. Seconded by Mary Ann Cookerly. **Motion** carried. A **motion** was made by Mary Ann Cookerly to recommend approval of the subdivision plan by the supervisors subject to the clarification of Note 19 on the plat to indicate "single family detached residential" use for Lot 1. Seconded by Cindy Strickler. A **motion** was made by Carroll Dell to recommend the supervisors' acceptance of the sewer module for this project. Seconded by Carl Cookerly. **Motion** carried
- 2. Moyer's Storage Units:** The original submission for this property involving the development of rental storage units was dated January 30, 2006. This project was

previously submitted as Sensenig's Storage Units. Hanover Land Services was present to represent Mr. Moyer on this project. Review comments have been received from the Adams County Office of Planning and Development, Gettysburg Engineering and James Paddock. These comments were not reviewed by the GTPC at the meeting because Mr. Barnhart had not reviewed the county comments prior to the meeting. He is questioning the county's opinion that this revised plan is subject to compliance with applicable requirements of the Adam's County Zoning Ordinance. Mr. Barnhart will be contacting Attorney James for clarification on a decision made at the March 9, 2009 supervisor meeting in reference to the grandfathering of this project so that it would not be subject to the county zoning ordinance. A **motion** was made by Tom Ramsey to table this project until a ruling determines whether the zoning ordinance would apply in this situation. Chairman Carroll Dell seconded. **Motion** carried.

**Public Comment:** None

**New Business:**

The supervisors are interested in hiring a company to review all of the Township's ordinances to determine whether they are still applicable. This company would make recommendations to revise the ordinances to incorporate and reflect the current state laws. The supervisors are meeting with this company on July 15<sup>th</sup> at 10:00 a.m. at the township office for a presentation on the services they offer and to discuss the review process they perform. The GTPC decided it was premature for them to review the subdivision ordinance in any detail at this time and this will be accomplished at a later date.

**Old Business:** None

**Public Comment:** Mr. Jack Ketterman stated that he feels the township supervisors should not allow waivers to our ordinances as often as had been done in the past.

**Adjournment:**

There being no further business to be presented before the Commission, Chairman Carroll Dell made a **motion** to adjourn the meeting at 9:30 pm. Dave Evans seconded.

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date \_\_\_\_\_