

DRAFT

Minutes August 3, 2009 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on August 3, 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, Andy Witkowski, Tom Ramsey and Terrie Divers.

Visitors: Jack Ketterman of Germany Township, William Stevens of Littlestown, Sam Brow of Hanover and Scott Barnhart of Hanover Land Services.

Minutes: Motion was made by Carl Cookerly to approve the July 6, 2009 meeting minutes as written. Seconded by Andy Witkowski. **Motion** carried.

Public Comment: Jack Ketterman stated that he is surprised by the number of developers that come before the GTPC and Supervisors requesting extensions for their projects when they are delinquent on their taxes.

Land Development: None

Public Comment: None

Preliminary /Final Plans:

- 1. 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. The GTPC received an email from Rob Thaeler of the County Zoning Office concerning last month's GTPC meeting minutes that referenced the county's "opinion" of the project being subject to the Adams County Zoning Ordinance. Mr. Thaeler stated it was an "official determination", not an "opinion". A revised plan was presented to the township on July 28th. These revised plans have been reviewed by Gettysburg Engineering and outlined in their letter dated July 29, 2009. Hanover Land Services responded to all issues noted in a response letter dated July 30, 2009. All previous comments issued by both Gettysburg Engineering and the County were reviewed by the GTPC. The plan has been revised to meet the county concerns outlined in their letter dated June 29, 2009. A **motion** was made by Chairman Carroll Dell to recommend approval to the Supervisors of this preliminary/final plan subject to the following items being addressed: 1. Proof of financial equity interest being provided to the Township Attorney before the August Supervisor's meeting; 2. Receipt of a copy of the PennDOT permit for entrance onto Frederick Pike; and 3. The Stormwater Management Agreement being prepared by the developer's attorney, approved by the Township Attorney

and executed by the Township Supervisors. Seconded by Tom Ramsey. **Motion** carried with 1 abstention. NOTE: HLSI delivered the Sediment Control Plans to the Township via the GTPC meeting

2. Steven's Restaurant- A revised sewer module was presented to the Township on July 28, 2009. There was not sufficient time for the Township Engineer to conduct a thorough review prior to the GTPC meeting. A **motion** was made by Mary Ann Cookerly to allow Chairman Carroll Dell to review and sign the sewer module subject to review by Gettysburg Engineering and review and approval by the Supervisors. Tom Ramsey seconded. **Motion** carried.

Public Comment: None

New Business: David Evans reviewed the process laid out to the Supervisors by the company that will be reviewing and codifying the Township Ordinances. The GTPC members decided to begin holding work sessions to determine which SALDO issues we'd like to revise. The first meeting will be held at the Township Office on Wednesday, August 19, 2009 at 6:00 p.m. Carroll Dell reminded Mary Ann Cookerly and David Evans of the upcoming expiration of their terms on the commission.

Old Business: None

Public Comment: None

Adjournment:

There being no further business to be presented before the Commission, Chairman Carroll Dell made a **motion** to adjourn the meeting at 9:10 pm. Carl Cookerly seconded. **Motion** carried.

Respectfully Submitted,

Terrie L. Divers, Secretary

Date_____