

## **DRAFT**

### **Minutes February 2, 2009 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on February 2, 2009 at the new Germany Township Office located at 103 South Queen Street, Littlestown, PA 14340.

Vice-Chairman Tom Ramsey 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 and Terrie Divers.

**Visitors:** Jack Ketterman, Ron Welty and Steve Shanebrook all of Germany Township, Matthew Burtner from Shentel and Attorney Douglas Gent of Hanover, PA.

**Minutes: Motion** was made by Dave Evans to approve the December 29, 2008 meeting minutes as written. Seconded by Mary Ann Cookerly. Motion carried.

**Public Comment:** Mr. Jack Ketterman asked how the Township Secretary determines the payroll for GTPC members. Does he just check the minutes? Was told that is how it has been done in the past.

### **Land Development:**

#### **Shenandoah Mobile Company**

Proposed construction of a cell tower on the Schisler farm on St. John's Road. Comments from Gettysburg Engineering's letter dated January 27, 2009 were reviewed with Matthew Burtner of Shentel. Mr. Burtner questioned the requirement for a Subdivision plan for this project. Shentel's position is that prior court cases indicate that a Subdivision plan is not required for cell towers. GTPC deferred this issue to the Township Solicitor. GTPC members expressed concern with the adequacy of the access road for emergency equipment and also questioned the safety of this road passing through the feeding area of the livestock on the farm. Mr. Burtner stated the existing driveway will be upgraded to accommodate heavy equipment that will be used during construction of the tower. It was also noted that this proposed development must meet the requirements of the Monocacy River Stormwater Management Ordinance. Mr. Burtner was advised that a Landscape plan must be submitted and reviewed by the Township Landscape architect. GTPC members also requested that a copy of the agreement between the landowner and Shentel be submitted with the Land Development Plan. Mr. Burtner indicated that he will have his engineer contact Dean Schultz about specific requirements for the plan. The target construction date for this project is June 2009. GTPC members decided to table this project until the issue of the Subdivision Plan requirement has been reviewed by the Township Solicitor.

**Public Comment:** Mr. Jack Ketterman questioned if the township will receive any royalties or rent from this proposed cell tower. Only the landowner will receive rent for the tower.

**Preliminary /Final Plans:**

**1. Steven & Wanda Shanebrook:**

Review of Preliminary Plan for subdivision of lot 1 into 2 lots. (This plan was originally submitted as Final Plan.) Comments and plans from Hanover Land Services, dated 1/27/09, were presented at the meeting by Attorney Gent. Because these items were in response to previously received comments from the Township Engineer (and Adams County), they were discussed in parallel with previous comments. Several issues remain with this 1/27/09 plan so it still needs to be forwarded to the Township Engineer for comment. The outstanding issues from Gettysburg Engineering's letter of December 24, 2008 are: #2 & #6 - the correct right of way width for St. John's Road West, #4 & #13 final stormwater management plan is still outstanding, #5-is there a need for a nitrate study of the property, #7-whether the sight distance for Lot 5 meets the SALDO requirement with the driveway placed where shown on plan, #9 request for waiver for Lot 5 as a panhandle lot and #12- required monuments need to be more clearly marked on plan. After much discussion about the issue of creating conforming lots 1 & 2 by including land from the other side of St. John's Road West, a **motion** was made by Carl Cookerly to recommend to the supervisors to not approve the division of this property as shown for Lot 1 & 2 utilizing property from Lot 3 on the opposite side of the road to provide conformity to SALDO requirements . Mary Ann Cookerly seconded. **Motion** carried with 4 ayes, 1 no and 2 abstentions.

**Public Comment:** None

**New Business:**

Vice Chairman Tom Ramsey advised the GTPC members that there is an upcoming seminar in Carlisle on "The Duties of A Planning Commission". Any interested member is encouraged to attend.

**Old Business:** None

**Public Comment:** Mr. Jack Ketterman stated that he feels the township should continue to adhere to the minimum lot size required in SALDO as opposed to making exceptions and granting waivers of that requirement.

**Adjournment:**

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

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date \_\_\_\_\_