

## DRAFT

### Minutes November 2, 2009 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on November 2, 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 Carroll Dell, Carl Cookerly, Mary Ann Cookerly, Dave Evans, Tom Ramsey and Terrie Divers.

**Visitors:** Jack Ketterman of Germany Township, Charlotte Toms and Marilyn Toms of Littlestown, J. Riley Redding from Adams County Surveyors, Attorney Henry Heiser of Gettysburg, Dave Stair of LSCE, Inc and James Smith from Kingsdale Storage..

**Minutes: Motion** was made by Carl Cookerly to approve the August 3, 2009 meeting minutes as written. Seconded by Tom Ramsey. **Motion** carried.

**Public Comment:** Jack Ketterman asked what building is being constructed on the property at 425 St. Johns's Road. Wanted to know what permits/studies were required and were they obtained. Carroll Dell replied that we would check to see if they had been issued. Also questioned if permits were obtained for the new sheds being built on the Schisler Farm on St Johns Road. Wanted to know if farms were exempt from obtaining building permits. Mr. Dell advised that they were required to obtain the same permits as anyone else.

**Land Development:** None

**Public Comment:** None

**Preliminary /Final Plans:**

- 1. Charlotte Toms-** Request to subdivide 130 acre farm into two agricultural tracts of 50 and 80 acres. Both the county and Gettysburg Engineering comments were reviewed. The only county comment was concerning the long narrow parcel created by this subdivision. There is no plan to develop these two tracts of land and they will remain agricultural so this is not a concern. Gettysburg Engineering's comments were minimal and all recommended changes to the plan have been made. There are currently no plans to construct on the property so a sewer permit is not required. A **motion** was made by Tom Ramsey to recommend approval to the Supervisors for the subdivision as presented subject to the changes recommended by Gettysburg Engineering and the County Zoning office. Mary Ann Cookerly seconded. **Motion** carried. A **motion** was made by Mary Ann Cookerly to accept the "Request for Planning Waiver and Non-Building Declaration" for this property. Tom Ramsey seconded. **Motion** carried.
- 2. Kingsdale Mini Storage-** Expansion of storage facility from 1 building to up to 11 buildings . We received a copy of the decision for a request for special

exception from the Zoning Hearing Board dated 5/18/09. The zoning board granted the requested exception subject to the following conditions:

1. Applicant shall maintain the vegetation, trees and open land as shown on Exhibit 1 and shall meet and comply with applicable Germany Township Land Development regulations and any applicable Township landscaping requirements.
2. Business hours are restricted to the hours between sunrise and sunset and no lighting or illumination of the facilities or parking area is permitted.
3. No outside storage is permitted.
4. When constructed, the parking lot shown on the plan shall meet the parking lot design standards of Section 1203 of the Ordinance.
5. The conditions contained in this order shall be conspicuously noted on all subdivision/land development plans filed with this business expansion.

Dave Stair of Loss-Stair Engineering and Jim Smith of Kingsdale Mini Storage were present to discuss the proposed expansion of the existing storage facility. The Preliminary plan shows an expansion of up to 10 additional buildings. Mr. Smith stated his intention is to initially build one additional storage building and when that one is completely rented he would consider building another additional building. Comments have been received from Gettysburg Engineering and the county for this project and the noted issues are being addressed. The required Landscape plan has also been completed and will be submitted for review. The GTPC advised Mr. Smith and Mr. Stair to resubmit the preliminary plan showing Phase I and Phase II of the expansion. Then when all issues have been addressed, present a final plan for Phase I for approval. We also recommended they make changes to the plan for the widening of the existing drive way. No action was taken by the planning commission at this time.

**Public Comment:** None

**New Business:** None

**Old Business:** None

**Public Comment:** None

**Adjournment:**

There being no further business to be presented before the Commission, Carl Cookerly made a **motion** to adjourn the meeting at 8:27 pm. Tom Ramsey seconded. **Motion** carried.

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date \_\_\_\_\_