

DRAFT

Minutes July 6, 2010 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on July 6, 2010 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 Andy Witkowski, Tom Ramsey, Carl Cookerly, Mary Ann Cookerly and Terrie Divers.

Visitors: Kris Raubenstine of Hanover Land Services, Vince Saintcross, Richard Perryman, Robert Hawk, Jr, Angela Wilhide and Heidi Pettie all of Germany Township.

Minutes: Motion was made by Tom Ramsey to approve the April 5, 2010 meeting minutes as written. Seconded by Mary Ann Cookerly. **Motion** carried.

Public Comment: None

Land Development: None

Public Comment: None

Preliminary /Final Plans:

1. Robert Hawk Subdivision- Subdivision plan to adjust lot lines between properties of Robert F. Hawk, Sr. and Robert F. Hawk, Jr. The comments were reviewed from Gettysburg Engineering's letter of June 14, 2010 and Adam's County Office of Planning and Development's letters of June 2, 2010 and June 14, 2010. The recommended notes in item #2 and #3 of Gettysburg Engineering's June 14, 2010 comments have been addressed and added to the plan. A motion was made by Mary Ann Cookerly to recommend conditional approval pending Robert Thaeler's final determination as to the nonconforming status of the Robert F. Hawk, Jr property with regard to the minimum lot area. Tom Ramsey seconded. Motion carried. The Pennsylvania Department of Environmental Protection Form B is also ready for submittal. Chairman Carroll Dell made a motion to recommend approval of Form B. Tom Ramsey seconded. Motion carried.

2. Gates of Praise Worship Center –Proposed construction of a 166 seat church on Kingsdale Road. Comments from Gettysburg Engineering's letter of 6/29/10 and Adams County office of Planning and Development's letter of 6/9/10 were reviewed. After reviewing these comments, the GTPC make the following recommendations:

1. Recommend a traffic evaluation be completed to determine the impact to traffic at the intersection of Rt. 194 and Kingsdale Road.
2. Request a copy of the sewer calculation figures used to determine septic system.
3. Recommend 200' separation from Harte and Wilhide wells.

4. Recommend well be drilled prior to construction beginning on building. After completed, and prior to Use and Occupancy permit being issued, water samples should be collected and tested for bacteria and nitrates. Treatment to be provided if necessary.
5. Requested that Hanover Land Services look in to relocating the proposed driveway so that the headlights of vehicles exiting the property do not impact the residence directly across Kingsdale Road.

The following will also be required prior to final approval:

1. Approval of the Erosion and Sedimentation Control Permit by the Adams County Conservation District.
2. An Engineering Cost Estimate covering the cost of Stormwater Management, Landscaping, Traffic Control signs, etc. along with Financial Security.
3. A Stormwater Management Agreement signed and recorded.
4. Approval of the water supply by the PA DEP would be required prior to the issue of and Occupancy Permit.
5. The Township should also require an as-built plan of the Stormwater Facilities. A note of this nature should be placed on the Plans.
6. A driveway permit must be obtained from the Township.

Public Comment: The residents of Kingsdale Road that attended the meeting asked numerous questions regarding the project. The engineer from Hanover Land Services and the Planning Commission members provided answers to their questions.

New Business: None

Old Business: None

Public Comment: None

Adjournment:

There being no further business to be presented before the Commission, Mary Ann Cookerly made a motion to adjourn the meeting. Andy Witkowski seconded and the meeting was adjourned at 9:12 p.m.

Respectfully Submitted,

Terrie L. Divers, Secretary

Date_____