

DRAFT

Minutes August 2, 2010 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on August 2, 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, Jim Smith, Angela Wilhide and Heidi Pettie all of Germany Township; Rev. Samuel Garrett and Mike Chaney of Gates of Praise Worship Center.

Minutes: Motion was made by Mary Ann Cookerly to approve the July 6, 2010 meeting minutes as written. Seconded by Tom Ramsey. **Motion** carried.

Public Comment: None

Land Development: None

Public Comment: None

Preliminary /Final Plans:

Proposed construction of a 166 seat church on Kingsdale Road. Hanover Land Services requested a waiver of the preliminary plan requirement. A **motion** was made by Carl Cookerly to recommend to the Supervisors that they waive the preliminary plan requirement and accept the submitted plan as a Final Plan. Seconded by Tom Ramsey, **motion** carried.

Comments from Gettysburg Engineering's letter dated 7/30/10 were reviewed:

- As recommended in comment #1, the GTPC does not recommend waiving the required curbing around the terminal ends of the parking islands.
- Comment #2 will be addressed by adding a note to the cover sheet specifying the intended uses of the facility.
- The church/engineer will determine if there are any deed restrictions on the property as noted in comment #3.
- As noted in comment #5, prior to the issuance of a use and occupancy permit, the water supply must be approved by DEP.

There was also extensive discussion concerning the proposed driveway. A change was made to the original plan in an effort to minimize the amount of light that will shine into the home across the road from the proposed driveway entrance. After review, it was determined that this change would actually be more invasive. Several of the planning commission members suggested moving the driveway to the west side of the septic reserve area to eliminate this issue. The

engineer explained that this would be very costly to accomplish due to the topography of the property. The engineer will move the proposed driveway as close to the reserve septic area as possible which should divert the light into the garage as opposed to the living quarters of the home.

Carl Cookerly recommended that the Supervisors have C.S. Davidson conduct an evaluation to determine if improvements are necessary to the intersection of Kingsdale Road and Route 194. This could be completed as part of their ongoing road study for the Township.

Public Comment: None

New Business: Candidate for Planning Commission vacancy. Mr. Jim Smith of Kingsdale Mini Storage on Ulricktown Road attended the meeting to express his interest in becoming a member of the Planning Commission. After numerous questions from the current members concerning his qualifications and reasons for wanting to join the commission, a **motion** was made by Andy Witkowski to recommend to the Supervisors that they appoint Mr. Smith to the vacant position on the commission. Seconded by Mary Ann Cookerly. **Motion** carried.

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. Tom Ramsey seconded and the meeting was adjourned at 8:53 p.m.

Respectfully Submitted,

Terrie L. Divers, Secretary

Date_____