

DRAFT

Minutes October 4, 2010 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on October 4, 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 Carroll Dell, Carl Cookerly, Mary Ann Cookerly, Jim Smith, Andrew Witkowski and Terrie Divers.

Visitors: Angela Wilhide of Germany Township.

Minutes: Motion was made by Carl Cookerly to approve the September 7, 2010 meeting minutes as written. Seconded by Jim Smith. **Motion** carried.

Public Comment: None

Land Development: None

Public Comment: None

Preliminary /Final Plans:

- 1. Gates of Praise Worship Center-** Proposed construction of a 166 seat church on Kingsdale Road. No one from the church or Hanover Land Services was present at the meeting as no significant changes had been made since the last meeting. Therefore no action was taken at this meeting. The commission did review a revised plan showing an update to the location of the proposed driveway. This change should minimize the amount of light impacting the property directly across Kingsdale Road from the entrance/exit.

Carl Cookerly suggested the GTPC recommend the church erect a sign requesting traffic exiting the property refrain from using their high beam headlights until they are out on Kingsdale Road to help minimize the amount of light on the property across the road.

The soil conservation plan is still outstanding. We are still awaiting comments from Jim Paddock regarding the Landscape Plan and the engineering cost estimate.

KPI sent the Township a letter regarding the proposed septic. They raised a question concerning how will the maximum usage be monitored. Usage will be monitored by the church and Township via a meter that will be installed. Also questioned whether a sewer module should be required. Township was previously advised by DEP that sewer module was not required since the church will be operating within the residential sewer limits.

- 2. Shanebrook Subdivision:** No one attended the meeting representing the Shanebrook project. The commission reviewed Gettysburg Engineering's letter dated September 29, 2010.

Notes 6 and 10 reference Lot 4 which is a panhandle lot. The GTPC has recommended approving their request for a waiver from Article IV, Design Standards, of the SALDO, Section 407-G (Minimum Lot Width) to allow this panhandle lot. The date the supervisors grant this waiver needs to be added to the plan.

Note 5- As suggested, Attorney James' opinion was obtained concerning the required street trees. HLS will be preparing a landscaping plan per county request and will submit updated plans based on the changes recommended in the comments.

Note 8- HLS letter of August 30, 2010 regarding the requirements for a water feasibility study was reviewed. Based on previous studies done for adjacent subdivisions, there does not appear to be any problem with the groundwater available for domestic waster supply needs. HLSI will be adding a note to the plans with the requirements for new wells concerning testing and treating well as necessary before a use and occupancy permit will be issued.

Note 11- The sewer module has been received.

Mary Ann Cookerly made a **motion** to recommend acceptance to the Supervisors of the sewer module. Andrew Witkowski seconded. **Motion** carried.

Public Comment: None

New Business:

The GTPC is still looking to fill a vacant spot on the commission. Chairman Dell made a **motion** to recommend Andrew Witkowski be named Vice Chairman of the Planning Commission. Mary Ann Cookerly seconded. **Motion** carried.

The GTPC received a letter dated September 30, 2010 from Carroll Land Services Inc on behalf of Quail Valley Golf Club requesting the Supervisors petition Adams County to draft and hopefully adopt a text amendment to the current SFR(single family residential) Zoning District to allow for single family attached and detached units and multi-family units (ie. 2-3 story mid rise buildings). Mary Ann Cookerly made a **motion** to forward this request to the Supervisors. Jim Smith seconded. **Motion** carried.

Old Business: None

Public Comment: None

Adjournment: There being no further business to be presented before the Commission, Jim Smith made a motion to adjourn the meeting. Carl Cookerly seconded and the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Terrie L. Divers, Secretary

Date_____