

**DRAFT**

**Minutes November 1, 2010 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on November 1, 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, Jim Smith and Terrie Divers.

**Visitors:** Angela Wilhide and Ernest Claypoole of Germany Township.

**Minutes: Motion** was made by Jim Smith to approve the October 4, 2010 meeting minutes as written. Seconded by Carl Cookerly. **Motion** carried.

**Public Comment:** None

**Land Development:** None

**Public Comment:** None

**Preliminary /Final Plans:**

- 1. Shanebrook Subdivision:** No one attended the meeting representing the Shanebrook project. The commission reviewed Gettysburg Engineering's letter dated October 27, 2010.

Street trees have been added to the plan. A note has been added to the plan requiring each lot owner/developer to plant street trees. The trees must be planted prior to the Use and Occupancy permit being issued.

The developer requested a waiver allowing Lot # 4 to be a panhandle lot. This will be satisfied once the Supervisors have granted approval.

Notes have been added to the plan requiring the lot owner/developer to provide the \$2,000 per lot road improvement contribution as well as the \$100 Recreation fee per lot.

The sewer module has been submitted to DEP for approval.

A Storm Water Management Agreement is being prepared and will be submitted for approval.

Carl Cookerly made a **motion** to recommend the Supervisors permit a waiver of Article IV, Design Standards, of the SALDO, Section 407-G (Minimum Lot Width) to allow Lot #4 to be a panhandle lot. Jim Smith seconded. **Motion** carried.

A **motion** was made by Jim Smith to recommend acceptance to the Supervisors of the preliminary/final plan subject to the following conditions being met:

1. The sewer module that has been submitted to DEP be approved
2. The Stormwater Maintenance Agreement for onsite stormwater facilities being received approved and recorded.

**Motion** was seconded by Terrie Divers. **Motion** carried.

**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. The Township has received a letter from Jim Paddock dated November 1, 2010 stating he finds the landscaping plans and cost estimate to be acceptable and in compliance with the ordinance. We also received a letter from Gettysburg Engineering approving the construction cost estimate.

A **motion** was made by Chairman Carroll Dell to recommend approval of plan to Supervisors subject to the following conditions:

1. Soil conservation district comments being received and addressed.
2. Stormwater Maintenance Agreement being signed and recorded.
3. Financial Security being provided to Township in the amount of \$118,318.20.

**Motion** was seconded by Carl Cookerly. **Motion** carried.

**Public Comment:** None

**New Business:**

The GTPC is still looking to fill a vacant spot on the commission. Ernest Claypoole of Mayer's Summit attended the meeting as a guest to observe the workings of the planning commission. He asked questions concerning the position and its responsibilities. Mr. Claypoole is considering the position and will let Carl Cookerly know his decision prior to the Supervisor's meeting on November 8, 2010.

Mr. Claypoole has accepted the appointment to the planning commission as of November 4, 2010.

C.S. Davidson has been contracted by the Township to review the Township SALDO and identify changes that will update the SALDO to be consistent with the Southeast Adams County Joint Comprehensive Plan, the Pennsylvania Municipalities Planning Code, applicable state and federal laws and policies and recent court precedents. Carl Cookerly will be the liaison and coordinator for this effort during Chairman Dell's absence over the next few months.

**Old Business:** None

**Public Comment:** None

**Adjournment:** There being no further business to be presented before the Commission, Chairman Carroll Dell made a **motion** to adjourn the meeting. Carl Jim Smith seconded and the meeting was adjourned at 818 p.m.

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date\_\_\_\_\_