

DRAFT

Minutes December 28, 2010 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on December 28, 2010 at the Germany Township Office located at 103 South Queen Street, Littlestown, PA 14340.

Vice Chairman Andy Witkowski called the meeting to order at 7:00 pm.

Planning Committee Members in attendance were Jim Smith, Ernie Claypoole, Carl Cookerly and Mary Ann Cookerly, Acting Secretary in the absence of Terri Divers, Secretary.

Visitors: Randy and Janis Miller of Germany Township and Ed Mort, of GHI Engineers and Surveyors.

Minutes: Motion was made by Mary Ann Cookerly to approve the November 1, 2010 meeting minutes as written. Seconded by Carl Cookerly. Motion carried.

Public Comment: None

Sketch Plans: Ed Mort of GHI Engineers and Surveyors presented a Sketch Plan for Randy and Janis Miller who wish to subdivide their 4.140 acre property off Kindig Road, creating two (2) additional lots for family members.

The following issues were discussed:

- The need to find another suitable perk on Lot 1, the parent tract, for a replacement sand mound septic system. The placement area for the proposed backup system for Lot 1 is now shown on Lot 2, which is unacceptable. If a suitable perk cannot be obtained on Lot 1 then an alternative septic system may have to be considered, or one lot eliminated.
- Establish the location of existing wells and septic systems on the adjoining properties.
- Determine the best way to provide access to all three (3) lots via the fifty (50) ft. wide panhandle, which now serves as a driveway to Lot 1, the parent tract. The Sketch Plan shows this fifty (50) ft. wide panhandle area being part of Lot 2. This was done so Lot 2 would meet the County's one (1) acre lot size requirements. The existing driveway would service the three (3) properties under a "Use in Common Agreement" The Miller's presented an already executed and notarized agreement between themselves and their two (2) sons who will live on the other two (2) properties. Attorney David James will need to review said agreement and advise on its legality and adequacy.

An alternative solution might be to have the fifty (50) ft. panhandle split into two (2) twenty five (25) ft. wide parcels. One twenty five (25) ft wide piece would provide a driveway to Lot 1 and 3 under a "Use in Common Agreement". The other twenty five (25) ft wide piece would be part of Lot 2 and provide for that lot's driveway. The square footage of Lot 2 would, under this layout, be less than one (1) acre required under County Zoning. The County however, may be willing

to waiver the one (1) acre requirement if the lot met the 40,000 sq. ft. required by Germany Township SALDO.

Action Necessary:

- Copies of updated plans need to be distributed to County Zoning and Gettysburg Engineering Inc.
- Copy of the "Use in Common Agreement" to be given to Attorney James for his comments.

Public Comment: None

Land Development Plans: None

Preliminary Plans: None

Preliminary/ Final Plan: None

New Business: Meeting dates were set for 2011. **Motion** was made by Jim Smith to accept and approve the meeting dates for the year 2011. Seconded by Carl Cookerly. Motion carried.

Old Business: Review of the SALDO Ordinance Amendments.

A review with comments and recommendations was received from C.S. Davidson, Inc. of the Germany Township Subdivision and Land Ordinances.

Carl Cookerly will compare the original SALDO, the Codification and the C.S. Davidson, Inc. reports to see if our recommendations were incorporated.

Motion was made by Ernie Claypoole to have a workshop on January 17, 2011 at 6:30 pm to review all work done on the Codification and by C.S. Davidson, Inc. Seconded by Mary Ann Cookerly. Motion carried.

Adjournment: There being no further business to be presented before the Commission Carl Cookerly made a motion to adjourn. Seconded by Jim Smith. The meeting was adjourned at 8:25 pm.

Respectfully Submitted,

Mary Ann Cookerly, Acting Secretary

Date_____