

DRAFT

Minutes January 17, 2011 Germany Township Planning Commission Meeting

The Germany Township Planning Commission held a special workshop meeting on January 17, 2011 at 6:30 pm at the Township Office, 103 South Queen Street, Littlestown, PA 14340.

Vice Chairman Andy Witkowski called the meeting to order at 6:30 pm.

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

Visitors: None

Public Comment: None

Election of Officers:

Chairman: Carl Cookerly nominated Carroll Dell for Chairman, seconded by Ernie Claypoole. Vote was unanimous.

Vice Chairman: Carl Cookerly nominated Andy Witkowski for Vice Chairman, seconded by Ernie Claypoole.

Secretary: Mary Ann Cookerly nominated Terry Divers for Secretary, seconded by Carl Cookerly. Vote was unanimous.

Memorandum from Karl Graybill:

The purpose of the meeting was to review the recommendations made by Karl Graybill, Senior Planner, C.S. Davidson regarding the Germany Township Subdivision and Land Development Ordinance.

The Committee reviewed the Revision Recommendations made and either accepted the recommendations, made changes or added their own recommendations.

All items that were recommended from the Workshop held 9/24/09 were included in the document.

For all of the following, refer to the Graybill Memorandum for details of explanation for changes and agreement with recommendations.

Article 1 Short Title, Purpose and Jurisdiction

- **102 Purpose**
Agree with recommendation to add reference to storm water management.
- **105 County Review**
Robert Thaler at the Adams County Planning Commission is in agreement with this recommendation as the County's Review is thirty (30) days.

Article II - Definitions

Agree with recommendations beginning with the first sentence regarding elimination of numbering and ending with the last item Structures.

- **New Definitions :**
Plat -use the Municipal Planning Code definition.

Subdivision- To qualify as a minor subdivision, there will be three (3) or fewer lots.

Major-Agree with Recommendation.

Article III- Application Procedures and Plat Requirements

Accept general recommendations to make changes to organization and structure.

301 Pre- Application Procedure

- To purchase a SALDO or other reference documents there will be a reasonable charge.
- Accept the recommendations for the other two (2) statements regarding ZO and Monocacy River Storm Water Management Ordinance.

302-Sketch Plan

- Accept recommendation regarding sentence combination and meeting with the ZO.
- There is no deadline for submitting a Sketch Plan. The Planning Commission sees no purpose or need to set a deadline for submitting a Sketch Plan.

303- Preliminary Plan Procedure

Beginning with this section develop the language for the proposed new titles and numbers for sections 303 through 308 for review by the Planning Commission.

Article IV- Design Standards

Accept recommendation to correct and update all cross references.

401 Application of Standards

No change

402 General Site Standards

Accept adding a statement regarding the protection of natural resources.

403 Street and Highway Standards

Accept all recommendations under this section except where noted with an asterisk:

A. General

B. Street Widths

C. Street Grades

D. Curves

E. Sight Distance

*F. Cul-de-Sacs- The Commission wants to explore the possibility of extending the length of a cul-de-sac from 500ft. to 800ft. The Commission needs to explore the standard length of cul-de-sacs allowed in other Municipalities.

G. Intersection

H. Slope of Bank

I. Partial or Half streets.

J. Names of streets

K. Reserve Strips

L. Alleys

404 Off Street Parking

- A. Standards-Accept recommendation
 - 2. The Planning Commission needs a classification of required parking.
- B. Loading and Unloading- Accept recommendation
- C. Table of Spaces by Use- Accept recommendation.

405 Access Drives

Accept all recommendations

406 Blocks

Accept all recommendations

407 Lots

- A. Under General all language acceptable
- B. Lot Frontage- Accept recommendation but need an explanation as to why screen is needed.
- C. Lots Soil Evaluation Test - Accept recommendation
- D. Lot Sizes on Slope - Accept recommendation
- E. Unique Lots- Rewrite to accommodate each lot to have their own thirty (30) ft. road frontage with no maximum length.
Accept recommendation regarding restrictions and easement if panhandle is shared.
- F. Building Setback and Yard Measurement- Accept recommendation
- G. Lot Dimensions etc. Accept recommendation

408 – Easements

Accept recommendation

409 Environmental Assessment Study Standards

The review was terminated for this meeting at Article V. If there are no agenda items for the month of February, the Commission will resume the review of the Graybill Memorandum.

Final Public Comment: None

Adjournment:

There being no further business to be presented before the Commission, Andy Witkowski made a motion to adjourn at 8:40. Seconded by Jim Smith.

Respectfully Submitted

Mary Ann Cookerly, Acting Secretary

Date_____