

DRAFT

Minutes February 7, 2011 Germany Township Planning Commission Meeting

The Germany Township Planning Commission meeting was held on February 7, 2011 at 7:00 pm at the Township Office, 103 South Queen Street, Littlestown, PA 14340.

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

Planning Commission Members in attendance were: Ernie Claypoole, Carl Cookerly, Mary Ann Cookerly and Terrie Divers.

Visitors: Daniel Harbaugh of Germany Township

Minutes: A **motion** was made by Mary Ann Cookerly to approve the December 28, 2010 meeting minutes as written. Seconded by Carl Cookerly. **Motion** carried.

A **motion** was made by Carl Cookerly to approve the January 17, 2010 meeting minutes as written. Seconded by Terrie Divers. **Motion** carried.

Public Comment: Dan Harbaugh of Bittle Road, Germany Township presented a sketch plan of property that he would like to purchase on Bittle Road from Glenn Hilbert. This land is adjacent to his current property. He would like to combine his current property with the proposed property and subdivide a 1.30 acre lot from the combined properties. He would then apply to place the remaining property in the Clean and Green program. The GTPC members advised Mr. Harbaugh to submit his plans to Susan at the Township office so they may be submitted for review by the Township engineer and Land and Sea. It must also be presented to the County for zoning review/approval.

Sketch Plans: Received a revised sketch plan from Randy and Janis Miller who wish to subdivide their 4.140 acre property off Kindig Road, creating two (2) additional lots for family members. These will be forwarded for review to Gettysburg Engineering and Rob Thaeler. Will also be submitted to the County Solicitor for review of the use in common driveway agreement.

Land Development Plans: None

Preliminary Plans: None

Preliminary/ Final Plan: None

New Business: None

Old Business: Continued the review of 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.

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

Article V- Improvement and Construction Requirements

- **501 Monuments and Markers**
No changes
- **502 Streets**
 - A. Urban and Suburban Developments- accept recommendation to change 1 and 2 to reference the Construction and Materials Specifications for Minor and Collector streets.
 - B. Private Streets- No change
 - C. Street Lights- No change
 - D. Street Trees- accept recommendation to cross reference with 520.C.2.B
- **503 Curbs and Gutters**
Accept recommendation to add statement to 1 and revise 3 to reference Construction and Materials Specifications.
- **504 Sidewalks**
Accept recommendation to reference Construction and Material Specifications as applicable and delete #3
- **505 Sewer and Water Supply**
 - A. Sewer systems- no changes
 - B. Water Systems- accept recommendation to expand to include Water Supply Feasibility Study with criteria based on EDUs; minimum residential/non-residential requirements, thresholds for all major subdivisions and land developments, etc.
 - C. Association or organization for operating- no changes
- **506 Fire Hydrants**
Currently not an issue as there is no public water supply
- **507 Stormwater Drainage and Stormwater Management**
This is currently under review by the Township Engineer
- **508 Erosion and Sedimentation**
No changes
- **509 Floodplain**
See Township Ordinance #42 adopted on 12/8/08, now in the General Code Chapter 95
- **510 Underground Utility Lines**
No changes
- **511 Petroleum Lines**
No Changes

- **512 Natural Gas Lines**
No changes
- **513 Dedication of Lands for Local Recreation and Other Public Sites**
The GTPC is requesting that Graybill prepare proposed language for this section and submit for our review.
- **514 Water Areas**
Accept recommendation
- **515 Reservations**
Does the Township need a map for this? If so, please direct.
- **516 Completion of Improvements or Guarantee thereof; Prerequisite to Final Plan Approval**
Accept recommendation to number paragraphs 1 & 2
- **517 Release from Improvement Bond**
Accept recommendation to number paragraphs; and include additional language from MPC in paragraph 2
- **518 Remedies to Effect Completion**
No changes
- **519 Dedication of Improvements**
No changes
- **520 Landscaping**
No changes

Article VI Fees

The GTPC requests that Graybill prepare a proposed fee schedule for the Township for us to review.

- **601 Sketch Plans**
Accept recommendation to add new section
- **602 Preliminary Plan**
Accept recommendations to all with addition noted to number 4
 1. Minor Residential Subdivision
 2. Major Residential Subdivision
 3. Land Development
 4. Recommend that this statement not say “could” but “would” be assessed based on the number of extensions requested.
- **603 Final Plan**
Accept recommendations to all with addition noted to number 3

1. Minor Residential subdivision.
2. Major Residential subdivision and Land Development
3. Recommend that this statement not say “could” but “would” be assessed based on the number of extensions requested.

- **22-604- Resubmission of Plans**

This is a new section. Accept recommendation to add.

- **22-605 Fee Schedule**

This is also a new section. Accept all recommendations, but need clarification of #3. Under what circumstances would a fee reimbursement be made?

- **606 Professional Fees**

This is a new section. Accept recommendation to add.

Article VII- Variances

- Accept recommendation to change to “Waivers and Modifications” and insert “waiver or modification” wherever the word “variance” occurs.

- **701 General**

No changes

- **702 Procedure**

Accept recommendation to amend language to be consistent with MPC

Article VIII- Administration, Enforcement and Penalties

- **801 Administration and Enforcement**

No changes

- **802 Penalties**

Accept recommendation to amend to be consistent with MPC and move to 803

- **803 Action for Relief by Township**

Accept recommendation to change this to Preventative Remedies and use MPC language which includes 802.2

- **804 Other Actions**

Accept recommendation to fold this section into 803

- **805 Appeals**

Accept recommendation to change to 804 and include reference to Article X-A of MPC

- **806 Severability Clause**

Accept recommendation to change to 805

Article IX- Mobile Homes and Mobile Home Parks

Accept recommendation to change numbering system to just the capital letter without the section number and to check for consistency with related sections in Article V.

- **902 Permits for Mobile Home Park Construction, Alteration or Extension**
Accept recommendations to confirm, cross reference applicable sections and delete 902.E

- **905 Park Construction Requirements**
Accept all recommendations, but need to add “feet” to letter “E” after 25
B. Site drainage
C. Soil and Ground Cover
E. Setbacks, Buffer Strips and Screening
G. Park street system

- **906 Water Supply**
Accept recommendation to be in compliance with 505

- **908 Electrical Distribution Systems**
Accept recommendation to add that it should be in compliance with UCC Building Code

- **918 Penalties**
As recommended, GTPC will seek the Township Solicitor’s opinion on whether additional fees may be levied

- **919 Severability Clause**
Accept recommendation to move to Article I

Final Public Comment: None

Adjournment:

There being no further business to be presented before the Commission, Terrie Divers made a motion to adjourn at 8:45. Seconded by Ernie Claypoole.

Respectfully Submitted

Terrie L. Divers, Secretary

Date_____