

DRAFT

Minutes November 7, 2011 Germany Township Planning Commission Meeting

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

Chairman Carroll Dell called the meeting to order at 7:00 pm.

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

Visitors: Jack DiGengi, Sharon Di Gengi and Jack Ketterman.

Public Comment:Mr. DiGengi asked if the second appraisal of his property had been submitted. Mr. Dell told him that information would not come to the Planning Commission, he should ask the Township Secretary.

Sketch Plans: None

Land Development: None

Preliminary: None

Preliminary/Final

The proposed Wynstone Subdivision of 12 homes by S& A homes on Geogetown Road was presented. An application for consideration of Subdivision/Land Development and letter from Penn Terra Engineering submitting the Preliminary/ Final Subdivision plans was passed out. The Planning Commission is still waiting on a Sketch Plan for the whole development. The Application and Plans presented were accepted and will go on to the Township Engineer.

Final Plans None

New Business: The Chairman gave a brief description of potential projects coming to the township.

Old Business: Review of final draft of the Township SALDO

There was discussion about the Subdivision Ordinances, the following changes were recommended:

Article I - OK

Article II – Definitions –OK

Article III -Insert “See fee schedule Article VI, item 4.”

Change to: “Prospective developer or sub-divider is encouraged to meet with the Planning Commission.”

The following sequence is recommended:

302-Sketch Plans

303-Submission of Plans

Item 303E should read:”Plans may be submitted as Final Plans” rather than shall be submitted as Final Plans.

304- Distribution of Plans

305- Minor Subdivision of Plans.

306- Preliminary Plan Requirements

306- Supplementary Data Required

306B

1. Sentence should read, ” A plan revision sewer module for land development as required by the Pennsylvania Department of Environmental Protection”.
2. Put in a definition of Sewer Module.

Final Public Comment None

Adjournment:

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

Respectfully Submitted

Mary Ann Cookerly, Acting Secretary