

## **DRAFT**

### **Minutes April 1, 2013 Germany Township Planning Commission Meeting**

The Germany Township Planning Commission met on April 1, 2013 at the Germany Township Office located at 136 Ulricktown Road, 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, Mary Ann Cookerly, Jim Smith, Ernie Claypoole, John Voyta and Terrie Divers.

**Visitors:** Ed Mort from GHI, Brian Rippeon of Germany Township

**Minutes:** Motion was made by Ernie Claypoole to approve the March 4, 2013 meeting minutes as written. Seconded by Carl Cookerly. Motion carried.

**Public Comment:** None

**Land Development:** None

**Public Comment:** Brian Rippeon, owner of the property across St John's Road from subject property, expressed concern that tractor trailers making deliveries/pickups from Kurtz Trading are driving on and damaging his property.

**Preliminary /Final Plans:** Revised Plans for the reverse subdivision/land development of property belonging to Kurtz Trading LLC, located at the intersection of Baltimore Pike and St. John's Road. The March 29, 2013 comment letter from Gettysburg Engineering was reviewed with Ed Mort, engineer for Kurtz Trading LLC. The majority of the outstanding issues have been addressed. A motion was made by Chairman Carroll Dell to recommend the Supervisors accept the preliminary/final plan subject to the following conditions:

1. A Stormwater Management Agreement stating that the developer will maintain the Stormwater Facilities must be prepared and then approved by Attorney David James.
2. The Stormwater Management Facilities and Landscaping must be completed by June 15<sup>th</sup>. If not completed by this date, financial security must be provided for such or the final occupancy permits will be withheld. A Maintenance security bond for the landscaping will be required upon completion for 18 months.
3. The existing port-a-potty must be removed and existing toilet facilities in the garage be used or other facilities be provided in the office building.
4. Comments on the revised plan from the county planning office must be received and addressed as applicable.

5. GHI will look into modifying the entrances from St. John's Road to eliminate the issue of encroaching on and damaging the adjacent/neighborhood property of Brian Rippeon, while also complying with Penn DOT requirements. The motion was seconded by Mary Ann Cookerly. Motion carried.

**Public Comment:** None

**New Business:**

**Old Business:** None

**Public Comment:** None

**Adjournment:** There being no further business to be presented before the Commission, Mary Ann Cookerly made a motion to adjourn the meeting at 8:15 p.m. Seconded by Ernie Claypoole. Motion Carried.

Respectfully Submitted,

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Terrie L. Divers, Secretary

Date\_\_\_\_\_