

DRAFT

Minutes August 3, 2015 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on August 3, 2015 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, John Voyta, and Bryan Gonnella.

Visitors: Bob Sharrah, Dave Updyke, Reg Walker from Hanover Land Services and Joe Milburn

New Member: Chairman Dell made a motion to recommend approval of Mr. Joe Milburn to be appointed as a new member of the Planning Commission. Carl Cookerly seconded. Motion carried.

Minutes: Motion was made by Bryan Gonnella to approve the June 1, 2015 meeting minutes as written. Seconded by John Voyta. Motion carried.

Public Comment: See Dave Updyke

Land Development: None

Public Comment: None

Preliminary /Final Plans:

Coombs Subdivision:

Mr. Reginald Baugher of Hanover Land Services presented the subdivision plans and commented about the review comments from Adams County Planning, Zoning and Gettysburg Engineering. The following actions were taken as a result of the various comments:

1. Chairman Dell made a motion to recommend waiving the preliminary plan requirement to allow final plan submission. Carl Cookerly seconded. Motion carried.
2. John Voyta made a motion to recommend approval of the planning module and send to DEP for approval as submitted. Vice Chair Gonnella seconded. Motion carried.
3. Chairman Dell made a motion to recommend waiving the street tree requirement along Feeser Road. John Voyta seconded. Motion carried.

4. Vice Chair Gonnella made a motion to recommend waiving Adams County comments to require filing a deed as originally agreed to in 1988 pending completion of drawings. Chairman Dell seconded. Motion carried.
5. Chairman Dell made a motion to recommend granting a 90 day extension through November 9, 2015. Vice Chair Gonnella seconded. Motion carried.

Dave Updyke:

Mr. Dave Updyke and Robert Sharrah brought in a sketch plan to show the commission that he would like to subdivide the former Kingsdale Fire Company property into 3 separate parcels at 1789 Frederick Pike.

Butts Subdivision:

Mr. Robert Sharrah of Sharrah Design Group discussed the Marilyn Butts subdivision plan an 11 +/- acre estate lot. The Butt's existing 1 acre lot did not have a backup septic area provided when the original home was built. Mr. Sharrah has obtained perk testing for this dwelling on land owned by Ms. Butts but is not an integral part of the lot. Mr. Sharrah was asked to put a note on the plan denoting how this will be handled in the future if this property is sold.

The following motions resulted after discussion and review of comments from Adams County Planning, Zoning and Gettysburg Engineering:

1. Chairman Dell made a motion to recommend waiving the preliminary plan requirement. Mr. Cookerly seconded. Motion carried.
2. Carl Cookerly made a motion to recommend waiving the street tree requirement. John Voyta seconded. Motion carried.
3. Chairman Dell made a motion to recommend allowing the location map be 1" = 2000' instead of the required 1" = 1000'. Vice Chair Gonnella seconded. Motion carried.
4. Chairman Dell made a motion to recommend allowing the owner to forgo some of the lot corner markers. Carl Cookerly seconded. Motion carried.
5. Chairman Dell made a motion to recommend approval of the plat pending Gettysburg Engineering's final review and resubmission of final plan by Bob Sharrah. Vice Chair Gonnella seconded. Motion carried.

Strickler Subdivision:

Group Hanover has prepared a four (4) lot subdivision along Kindig Road. These lots complete a Phase I Plan from 1998 and has been fully developed. After review of comments from Adams County Planning, Zoning and Gettysburg Engineering we reached the following motions:

1. Vice Chair Gonnella made a motion to recommend acceptance of the plan as a preliminary submission, not a preliminary final. John Voyta seconded. The motion carried, Chairman Dell abstaining.
2. Carl Cookerly made a motion to require street trees as stated in the SALDO. Vice Chair Gonnella seconded. Motion carried.
3. Vice Chair Gonnella made a motion to recommend approval of the planning module exemption request. Chairman Dell seconded. Motion carried.

New Business:

Old Business: None

Public Comment: None

Adjournment: There being no further business to be presented before the Commission, Chairman Dell made a motion to adjourn the meeting at 8:45 p.m. Seconded by Carl Cookerly. Motion Carried.

Respectfully Submitted,

Bryan Gonnella, Vice Chair
Edited by Carroll Dell Chairman

Date _____