

DRAFT

Minutes October 5, 2015 Germany Township Planning Commission Meeting

The Germany Township Planning Commission met on October 5, 2015 at the Germany Township Office located at 136 Ulricktown Road, Littlestown, PA 14340.

Chairman Carroll Dell called the meeting to order at 6:57 p.m.

Planning Committee Members in attendance were Carroll Dell, Carl Cookerly, John Voyta, Joe Milburn, Bryan Gonnella and Terrie Divers.

Visitors: David Updyke and Bob Sharrah of Sharrah Design Group

Minutes: Motion was made by Bryan Gonnella to approve the August 3, 2015 meeting minutes as written. Seconded by Carl Cookerly. Motion carried.

Public Comment: None

Land Development: None

Preliminary /Final Plans: Updyke Minor Subdivision-Reviewed Sharrah Design Group's response letter dated October 1, 2015. This was in response to Gettysburg Engineering's comment letter dated September 28, 2015.

Comment 1 references the scale of the Key Map. Carl Cookerly made a motion to grant a waiver allowing the Key Map on the plan to be a scale of 1" = 2000'. The graphic scale has been added to the plan in the upper right corner of Sheet 1. Bryan Gonnella seconded the motion. Motion carried.

Comment 2 references the storm water facilities being shown on the plan. More detail needs to be shown on the storm drainage. The Engineer will attempt to show more detail on the plan.

Comment 3 references a Landscaping Plan. A Note will be added on the Plan for Lot 2 and Lot 3 stating that this will be a requirement for the future development of those lots. Streetscape should be provided for Lot 1 at such time that Lot 2 or Lot 3 are developed. This should be covered in the agreement that will be prepared as well.

Comment 4 referencing the requirement of a Stormwater Management Plan. As recommended, Note 7 under Township Notes has been moved to Stormwater Management Notes on the Plan.

Comment 5 References the Sewage Planning Module and the recommendation to require a replacement area on Lot 1. The Planning Commission is not opposed to allowing a holding tank as an emergency back up system on the condition that controlled fill be placed on Lot 1 to provide a future replacement area. In the event the existing system should fail, a new system would be constructed in the controlled fill area first. The holding tank would continue to be a

back up plan. This issue will be presented to the Supervisors at their next meeting. The Planning Commission recommends a written agreement be prepared to address the time limitation of the controlled fill area and holding tank.

Comment 6 references access drives. An agreement will be prepared addressing access drives. There was concern expressed having 2 access drives side by side for Lots 2 and 3. This left a large open access area for Lot 1.

Comment 7 references loading and unloading areas on property. A note and location area will be added to the Plan designating loading and unloading areas for Lot 1.

Comment 8 references Lot 1 being narrow and building setback requirements limit the developable area of the lot. Not an issue for current use.

Comment 9 references width of lot. Lot is compliant with applicable regulations.

Comment 10 references the Requirement of a satisfactory soil test. This is addressed in Comment 5.

Comment 11 references extreme slopes on Lot 2. This issue will be addressed at the time Lot 2 is developed.

Comment 12 references 2 side by side pan handle lots being created with this subdivision. Mr. Updyke will review this issue with his Engineer and it will be revisited. See Comment 8 above.

Comment 13 references building setbacks. The southern boundary of Lot 1 has been revised to ensure compliance with the setback requirements.

Comment 14 references a Wetland study. The Planning Commission does not recommend requiring a Wetland Study at this time. Notes have been added to the Plan under Township notes and Wetland notes. The required Wetlands study must be completed prior to development of Lots 2 and 3.

Comment 15 references monuments. These have now been added to the Plan.

Comment 16 references Recreation fees. Township will address at time of building permits.

Comment 17 references current land use of Lot 1. This has now been added to the Plan under Site Data Table.

Comment 18 references replacement of existing buildings. Township Note 8 has been added to the Title Sheet to address this issue.

The comment letter from Adams County Office of Planning and Zoning dated August 31, 2015 was reviewed and all issues have been satisfactorily addressed.

Bryan Gonnella made a motion to recommend acceptance of the Sewer Module to the Supervisors. John Voyta seconded the motion. Motion carried.

Public Comment: None

New Business: None

Old Business: None

Adjournment: There being no further business to be presented before the Commission, a motion was made by Chairman Dell to adjourn the meeting at 8:35 pm. Seconded by Bryan Gonnella. Motion carried.

Respectfully Submitted,

Terrie L. Divers, Secretary

Date _____