



**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 22, 2018  
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FINAL LAND  
DEVELOPMENT  
PLANS FOR  
RUTTER'S #14  
CONTINUES

It was moved by Commissioner Linsenbach, seconded by Commissioner Reed, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plan for Proposed Rutter's #14 (S.R. 0015 and Spring Lane Road) 899 North U.S. 15 contingent upon addressing all of the following comments in Mark Bruening's Comment Letter dated February 19, 2018:

- II. Land Development (Ordinance No. 84-1989, as amended)
  - 1. All certificates must be signed and sealed. (Section 601.e.1).
  - 2. The Owners must sign the plan (Section 601.f.3.a) and dated after last plan revision.
  - 3. Provide copies of other agencies approval for additional U/G fuel tank and pump reconfiguration. (Section 602.g).
  
- III. General Recommendations
  - 1. Concern that re-configuring of pump island along common access drive to site will restrict free and unobstructed access when vehicles stack at pump islands or over standard length vehicles (vehicles with trailers) use facilities for refueling.

Commissioners still voiced their concerns about this stacking issue.

- 2. All fees must be paid prior to plan recording.
- 3. Label "Clear Sight Triangle (TYP)" as 150 feet.
- 4. Waivers statement must be revised to reflect Board's action on each prior to recording.
- 5. Provide statement on plan noting any existing waivers, variances, special exceptions, conditional use and non-conforming structures. (i.e. Waivers granted with previous land development plan approval.)

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ADJOURNMENT

It was moved by Commissioner Reed, seconded by Commissioner Adams, and unanimously carried to adjourn the meeting at 7:19 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary