

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 14, 2016
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- ROLL CALL COMMISSIONERS – Perry Bates, Terry Adams, Zandy Binner, Ed Coble, and Ron Colvin
- ATTENDEES – Faye Romberger, Todd Stager, Mark Bruening, Chris Hoover, Roger May, Kevin Anderson, Brad Pealer, and Greg Adams
- CALL TO ORDER Chairman Bates called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:30 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
- PUBLIC COMMENTS Chairman Bates called for public comments. There were no comments.
- APPROVAL OF THE
NOVEMBER 05, 2015
MINUTES It was moved by Commissioner Bates, seconded by Commissioner Colvin, and unanimously carried to table the November 05, 2015 Planning Commission Meeting Minutes until the next meeting.
- PRELIMINARY/
FINAL LAND
DEVELOPMENT
FOR TURKEYFOOT
GREENHOUSE It was moved by Commissioner Colvin, seconded by Commissioner Binner, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Preliminary/Final Land Development Plan for Turkeyfoot Greenhouse (80 Junction Road):
1. Widening of the existing streets (703.6.3)
 2. Sidewalks are required along all existing street frontages (707.d).
 3. Curbs shall be constructed along all existing frontages (707.c)
 4. A Preliminary Plan is required (501)
 5. Provide a site content map (501.C.1)
 6. Provide Preliminary Resource Impact and Conservation Plan (501.C.3)

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7. Provide an existing resource and site analysis plan (501.C.2)
8. Show wetlands published by the U.S. Fish & Wildlife Service (501.C.1). Per the Township Ordinance (502.h), a wetland identification and delineation, with USACE Jurisdictional Determination (JD), is required. Additionally, review of National Wetlands Inventory Mapping indicated that an approximately 4 acre Palustine Forested wetland is present within the northern portion of the property within the vicinity of Dogwood Run and the Yellow Breeches Creek. Therefore, the completion of a Wetland Identification and Delineation with USACE JD is required for Land Development approval.
9. Provide Woodland Evaluation prepared by a qualified professional acceptable to Carroll Township (502.K)
10. Post development flow exceeds predevelopment for the 1 year storm (401.2.B.1)

It was moved by Commissioner Colvin, seconded by Commissioner Coble, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Land Development Plan for Turkeyfoot Greenhouse (80 Junction Road) contingent upon addressing all of the following comments in Todd Stager's Memorandum dated December 3, 2015:

A. Zoning

1. Provide information on lighting including locations of proposed lighting on the plans (403.C). Provide a note regarding lighting Section 403.C.3. All lighting shall be directed downward and inward towards the site and all lenses or bulbs be fully recessed on shielded.

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B. Subdivision

1. Plan must be signed and sealed by engineer and surveyor responsible for plan content (302).
2. Plan must be signed and properly notarized by landowners (501.C.5).
3. Planning Module or exemption must be approved by the Township and DEP (502.a.1). Provide PA DEP code number on sheet.
4. Show location of existing and proposed survey monuments (601.t.3.d).
5. Every land development plan shall provide for recreational areas by way of dedication or fee-in-lieu (706.C).

C. Stormwater

1. Erosion and Sedimentation control plan and NPDES permit must be approved by the York County Conservation District.
2. Table showing composite runoff does not include basin discharge for the 100 year storm.
3. Stormwater management agreement must be provided in accordance with Section 605.
4. Provide improvement guarantees (501).

D. General

1. Plan must be reviewed by the York County Planning Commission.
2. Waiver statement must be revised to acknowledge the outcome of requested waivers.

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Commissioner Adams is very concerned about the traffic on Junction Road and Williams Grove Road.

Mark Bruening, Township Engineer, asked the developer to make sure the stormwater does not cross over Junction Road and then under the bridge.

FINAL PLANS FOR
57 CAMP GROUND
ROAD

It was moved by Commissioner Colvin, seconded by Commissioner Adams, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests:

1. Where a subdivision abuts or contains a street that is inadequate, the street must be improved to the specifications of the Ordinance (703.b.3) along Camp Ground Road and Dogwood Lane contingent upon the applicant will pay the Township a pro-rated cost for two foot of widening along frontage that township proposed for Dogwood Lane.
2. Sidewalks are required along existing street frontages (708.d).
3. Curbs are required along existing street frontages (708.e).

It was moved by Commissioner Colvin, seconded by Commissioner Binner, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan for 57 Camp Ground Road contingent upon addressing all of the following comments in Todd Stager's Memorandum dated December 3, 2015:

A. Zoning

1. Provide principal building height maximums with site data (201.F).
2. Provide Agricultural Nuisance Disclaimer statement on plans (201H).

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3. Provide Agricultural Setback requirement statement on the plan (201.l).
4. Provide standard driveway detail showing all requirements of Section 407.

B. Subdivision

1. Plan must be signed and properly notarized by landowner (501.C.5).
2. Revise general note 14 to include the Highway Occupancy Permit Number (307).
3. Provide datum used to obtain existing contour data (501.C.4.h).
4. Sidewalks are required along existing street frontages (708.d).
5. Curbs are required along existing street frontages (708.e).
6. Provide a copy of any deed restrictions imposed on the property as a condition of sale (501.C.4.x)
7. Plan must meet park and recreation requirements (706).
8. Street trees are required for all contiguous existing and proposed streets (715,f).
9. Plan must be signed and sealed by engineer and surveyor responsible for plan content.
10. Provide location of proposed monuments (706).

C. Stormwater

1. Provide a USGS map for locating the project (303.1.A.6)
2. Stormwater Management Report must be signed and sealed by engineer responsible for plan content.

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3. Erosion and Sedimentation Control Plan and NPDES Permit must be approved by the Conservation District.
4. Stormwater Management Agreement must be provided in accordance with Section 605.
5. Provide calculations for the time of concentration of pre-development conditions verifying the t min time.
6. Provide soils map for weighted 'C' factor that was used for pre-development.
7. Provide NOAA Atlas 14 data for intensity being used in calculations.
8. Predevelopment drainage areas must be shown on drainage area exhibit.
9. Underground infiltration Facilities should be constructed using AASHTO #1 stone (401.5.k.4).
10. An observation port with a diameter of 4: or grater should be provided.
11. Add note to roof sump detail indicating that no construction equipment will be allowed on the bottom of the sump (401.5.k.11).
12. Provide details for construction of proposed berms.
13. Provide Stormwater Management Plan Certification Statement on plan.
14. Provide dewatering calculations and infiltration results.

D. General

1. Plan must be submitted to the York County Planning Commission.

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2. Provide approval letter from Dillsburg Area Sewer Authority for sewer extension.
3. Waiver Statement must be revised to acknowledge outcome of requested waivers.

PLANNING
MODULE
DENIAL
87 CAMP GROUND
ROAD

It was moved by Commissioner Bates, seconded by Commissioner Binner, and unanimously carried to deny the submission of the Planning Module for 87 Chestnut Grove Road – Component 4A until a formal land development plan is submitted.

SET MEETING
DATES & TIME
FOR 2016

It was moved by Commissioner Bates, seconded by Commissioner Binner, and unanimously carried to set the meeting dates and times for 2016 for the first Thursday of each month at 6:30 p.m. The dates will be the following for 2016: January 12, February 4, March 3, April 7, May 5, June 2, July 7, August 4, September 1, October 6, November 3, December 1, and January 5, 2017.

ADJOURNMENT

It was moved by Commissioner Coble seconded by Commissioner Adams, and unanimously carried to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary