

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 02, 2016
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- ROLL CALL COMMISSIONERS – Perry Bates, Terry Adams, Zandy Binner, Todd Ryan, and Ron Colvin
- ATTENDEES – Faye Romberger, Mark Bruening, Todd Lyons, Eric Diffenbaugh, Pat McKonly, and Jerry Stahlman
- 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 Ryan, seconded by Commissioner Adams, and unanimously carried to approve the November 05, 2015 Planning Commission Meeting Minutes as submitted.
- Commission Bates abstained from the vote because he was not present.
- FINAL MINOR
PLANS FOR
87 CHESTNUT
GROVE ROAD
(T880) It was moved by Commissioner Colvin, seconded by Commissioner Adams, and unanimously carried to table the review of the Final Minor Subdivision Plans for 87 Chestnut Grove Road (T880) – 3 Lots until the July 7, 2016 Planning Commission Meeting.
- The Commissioners stated that the following waiver requests would not be granted:
1. Road widening is required on Chestnut Grove Road per Section 703.b(2).
 2. Street trees are required for all contiguous existing or proposed streets per Section 715.f.

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PLANS FOR
87 CHESTNUT
GROVE ROAD
(T880)
CONTINUES

Commissioner Colvin stated that Lot 1 is owned by Bill and Julie Orris. He talked to Mr. Orris last night concerning this subdivision. Mr. Orris told him that this property is under a deed agreement and at this time the proposed owners do not have the right to subdivide. Commissioner Colvin is very concerned about the condition of Chestnut Grove Road.

Mark Bruening, Township Engineer, stated that a signature block may be required for the Orris'.

FINAL MINOR
PLANS FOR
THE BAXTER
FAMILY
IRREVOCABLE
TRUST

It was moved by Commissioner Colvin, seconded by Commissioner Ryan, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plans for the Baxter Family Irrevocable Trust – 2 Lots contingent upon addressing all of the following comments in Mark Bruening's letter dated June 1, 2016:

II. Zoning (Ordinance No. 2006-178, as amended)

1. The rear building setback is 20 feet per Section 204.H. Lot 1 has a rear building setback labeled as 25 feet, but measuring 20 feet.
2. On corner lots, front yards are required on both street frontages and the other yards shall be rear yards per Section 405.B. Revise Lot 2 accordingly.
3. Provide a Clear Sight Triangle at the Grandview Drive and Golf Course Road Intersection per Section 405.A.

III. Subdivision (Ordinance No. 84-1989 as amended)

1. Add maximum building height to Zoning Data per Section 501.c.4.f (601.f.3.a).
2. Note on the plans the elevation datum per Section 501.c.4.h (601.f.3.a).
3. Show legal rights-of-way lines for Golf Course Road and Grandview Drive per Section 501.c.4.n.iii (601.f.3.a).

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4. Show Owner's Statement/Plan Acknowledgement Statement per Section 501.c.5.c (602.g). Rename the "Notary" block to "Owner's Statement/Plan Acknowledgement Statement." The "Owner Statement" block can be removed. Under the Owner/Subdivider note, the owner should be listed as:
The Baxter Family Irrevocable Trust
c/o Reginald L. Baxter
The "Owner's Statement/Plan Acknowledgement Statement" must be signed by the owner and notarized.
5. Provide plan legend per Section 501.c.6.c (601.f.3). Include property lines, right-of-way lines, major and minor contour lines on the legend.
6. Provide written scale per Section 501.c.6.f (601.f.3).
7. Provide a Planning Module approval (or exemption) per Section 502.a.1 (602) for Lot 2. If application for Planning Module is submitted, remove "Non-Building Waiver Note" from plan. If Planning Module application is not submitted, the "Non-Building Waiver Note" must be revised to remove the Lot 1 reference from the note since it already has public sewer.
8. A note on the cover sheet indicating "No Construction requiring township building permits shall begin until approval of the final plan and until any other required governmental authorizations are obtained" per Section 601.e.6.
9. Provide monumentation per Section 601.f.d. Provide markers at the two (2) corners of right-of-way dedication.
10. Show existing water lateral for Lot 1 per Section 501.c.2.i (601.f.1).
11. One signed, sealed and notarized (18"x24") reproducible copy of the Final Plan will be required for recording per Section 602.h.

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12. Provide sight distances for the existing driveway on Lot 1 per Section 708.c.8.
13. Provide land to be dedicated for the purposes of recreation (or fee in lieu of) per Section 706.c.1.
14. Driveways must conform to Section 708.c.

IV. Waivers Requested

1. Provide Preliminary Plan Submission per Section Article V. **Applicant requesting waiver from this Ordinance requirement.** This requirement does not apply to Minor plans. The applicant will redraw this waiver request.

V. General Recommendations

1. All fees must be paid prior to plan recording.
2. Recommend 75' Clear Sight Triangle be shown for both existing driveways.
3. Revise the note on Sheet 2 that lists the required permits prior to developing Lot 2 to include a Zoning Permit and Township Driveway Permit. The PennDOT permit can be removed.
4. Provide Township designation number for Grandview Drive.
5. Recommend driveway for Lot 2 to access Grandview Drive.
6. Remove "Final" from Minor Plan Title.
7. Recommend sidewalks along Golf Course Road. (Bonded or do the improvements)
8. Recommend street trees along the existing road frontages. (Bonded or do the improvements)

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9. Indicate on the plan the action taken by the Board (and the date the action was taken) on the waiver request(s).
10. Add the following note to the Title Sheet: "All impervious surfaces must be directed into stormwater management detention facilities."
11. Add the following note to the Title Sheet: "Property owner will be responsible for submission of stormwater management plan for individual lots for Township approval prior to any construction of impervious surfaces."

FINAL PLANS FOR
TAX PARCEL
20-PC-96B -
HARRY H. FOX, JR.

It was moved by Commissioner Ryan, seconded by Commissioner Binner, and unanimously carried to table the review of the Final Subdivision Plans of Tax Parcel 20-PC-96B for Harry H. Fox, Jr. off Lynes' Road until the July 7, 2016 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Adams, and unanimously carried to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary