

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 24, 2018
Page 1 of 3**

ROLL CALL COMMISSIONERS – Perry Bates, Terry Adams, Brian Linsench, Chad Reed, Alexis Isenberg, and Todd Ryan

ATTENDEES – Faye Romberger, Mark Bruening, Dave Getz, and Chris Hoover

CALL TO ORDER Chairman Bates called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:35 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 APRIL 26, 2018 MEETING MINUTES It was moved by Commission Adams, seconded by Commissioner Reed, and unanimously carried to approve the April 26, 2018 Planning Commission Meeting Minutes as submitted.

FINAL PLANS FOR 205 ALPAT DRIVE ANDREW SAMUEL It was moved by Commissioner Isenberg, seconded by Commissioner Adams, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Minor Final Subdivision Plan of 205 Alpat Drive – Andrew S. Samuel as listed in Mark Bruening Comment Letter dated May 3, 2018:

IV. Waivers Requested

1. Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed per Section 703.b.3, contingent upon a fee in lieu of being paid along Chestnut Grove Road.
2. Provide sidewalks along existing street frontage per Section 708.d.
3. Provide curbing along entire street frontage per Section 708.e. (A waiver request must be submitted).
4. Provide street trees along entire street frontage per Section 715.f. (A waiver request must be submitted)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 24, 2018
Page 2 of 3**

FINAL PLANS FOR
205 ALPAT DRIVE
ANDREW SAMUEL
CONTINUES

It was moved by Commissioner Linsenbach, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisor to conditionally approve the Minor Final Subdivision Plan of 205 Alpat Drive – Andrew S. Samuel contingent upon addressing of the following comments in Mark Bruening’s Comment Letter dated May 3, 2018:

- II. Zoning (Ordinance No. 2006-178, as amended)
 - 1. Corner lots are required to have two (2) front setbacks and two (2) rear setbacks; revise north setback of Lot #2. (Section 405.B)
 - 2. Revise the driveway clear sight triangle detail to show no obstructions over 30” in height. (Section 405.A)
 - 3. The minimum lot area as determined by PA DEP must be added to the Zoning Data. (Section 202.E)

- III. Subdivision (Ordinance No. 84-1989 as amended)
 - 1. Provide copy of a previously approved sewer planning approval with note that number of lots reduced for this submission per Section 502.a.1 (602).
 - 2. Provide one signed, sealed and notarized (18” X 24”) reproducible copy of the Final Plan for recording per Section 602.h.
 - 3. Owner’s certification must be executed and dated after latest plan revision per Section 501.C.5c.
 - 4. Surveyor’s certification must be executed and dated after last plan revision per 602.g.
 - 5. Provide a copy of any deed restrictions imposed on the property as a condition of sale per Section 501.c.4.x.
 - 6. Plan must meet park and recreation requirement per Section 706. General note 12 notes that applicant proposes to pay a fee in lieu of dedication.
 - 7. Provide woodlands evaluation per Section 502.k.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 24, 2018
Page 3 of 3**

FINAL PLANS FOR
205 ALPAT DRIVE
ANDREW SAMUEL
CONTINUES

- V. General Recommendations
1. All fees must be paid prior to plan recording.
 2. Indicate on the plan the action taken by the Board (and the date the action was taken) on the waiver request(s).

FINAL PLANS FOR
LOTS 2 AND 3
165 CHESTNUT
GROVE ROAD
DAVID WHITCOMB
TABLED

It was moved by Commissioner Reed, seconded by Commissioner Adams, and unanimously carried to table the review of the Final Minor Subdivision Plan of Lots 2 and 3 165 Chestnut Grove Road for David E. and Laura J. Whitcomb until the June 28, 2018 Planning Commission Meeting.

FINAL PLANS FOR
THE NEW WINDY
HEIGHTS
PHASE III
OLD YORK HOMES
ONE TABLED

It was moved by Commissioner Ryan, seconded by Commissioner Adams, and unanimously carried to table the review of the Final Subdivision Plan for Project Entitled the New Windy Heights – Phase III – Old York Homes One Limited.

REVIEW OF THE
PROPOSED NEW
SUBDIVISION AND
LAND
DEVELOPMENT
ORDINANCE

A revised copy of the proposed new Subdivision and Land Development Ordinance was given to the Commissioners to review for the June 28, 2018 meeting.

ADJOURNMENT

It was moved by Commissioner Adams, seconded by Commissioner Ryan, and unanimously carried to adjourn the meeting at 7:54 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary