

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 03, 2016
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SET MEETING
DATES & TIME
FOR 2017

It was moved by Commissioner Adams, seconded by Commissioner Ryan, and unanimously carried to set the meeting dates and times for 2017 for the fourth Thursday of each month at 6:30 p.m. The dates will be the following for 2017: January 26, February 23, March 23, April 27, May 25, June 22, July 27, August 24, September 28, October 26, November 30 (Fifth Thursday because the fourth Thursday is Thanksgiving), December 28, and January 25, 2018.

FINAL PLANS FOR
NORTH POINTE
U.S. ROUTE 15

It was moved by Commissioner Ryan, seconded by Commissioner Adams, and unanimously carried to recommend to the Carroll Township Board of Supervisors to grant the following waiver requests for the Final Minor Subdivision for North Pointe, U.S. Route 15 – 2 Lots as per Mark Bruening's letter dated November 3, 2016:

III. Waivers Requested

1. Provide Stormwater Management Plan per Sections 502.e and 602.j. **Applicant requesting waiver from this Ordinance requirement.**
2. Provide Wetland Delineation Study per Sections 502.h and 602. **Applicant requesting waiver from this Ordinance requirement.**
3. Provide Hydrogeologic Study per Sections 502.g and 602. **Applicant requesting waiver from this Ordinance requirement.**
4. Provide Erosion and Sedimentation Control Plan per Sections 502.b and 602. **Applicant requesting waiver from this Ordinance requirement.**
5. Groundwater Study to determine adequacy for proposed private wells per Sections 503 and 602. **Applicant requesting waiver from this Ordinance requirement.**
6. Provide Traffic Study per Sections 502.c and 602.k. **Applicant requesting waiver from this Ordinance requirement.**
7. Provide Homeowners' Association and/or Private Road Maintenance Agreement per Sections 502.j and 602. **Applicant requesting waiver from this Ordinance requirement.**

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CONTINUES

8. Provide Street Trees per section 715.f. **Applicant requesting waiver from this Ordinance requirement.**
9. Provide dedication of recreational land (or fee in lieu of dedication) per Section 706. **Applicant requesting waiver from this Ordinance requirement.**

It was moved by Commissioner Ryan, seconded by Commissioner Reed, and unanimously carried to recommend to the Carroll Township Board of Supervisors to conditionally approve the Final Minor Subdivision for North Pointe, U.S. Route 15 – 2 Lots contingent upon addressing all of the following comments in Mark Bruening’s letter dated November 03, 2016:

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

1. Identify existing features on the plan per Section 501.c.4.k. Include all utilities and drainage facilities in and around the site (i.e. storm pipes crossing Route 15).
2. Provide one signed, sealed and notarized (18”x24”) reproducible copy of the Final Plan for recording per Section 602.h.
3. Provide a Sewer Planning Module, Module Exemption or Non-Building Waiver per Section 502.a.1 (602). Applicant has submitted Non-Building Declaration for review.

IV. 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).
3. Remove Sewer Planning Waiver from plan, as Non-Building Declaration submitted.

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FINAL MINOR
PLANS FOR
87 CHESTNUT
GROVE ROAD
(T880)

It was moved by Commissioner Ryan, seconded by Commissioner Adams, and unanimously carried to recommend to the Carroll Township Board of Supervisors to grant the following waiver request for the Final Minor Subdivision Plans for 87 Chestnut Grove Road (T880) – 3 Lots as per Mark Bruening’s letter dated October 5, 2016:

III. Waivers Requested

1. Road widening is required on Chestnut Grove Road per Section 703.b(2) as long as a fee in lieu of is paid. **Applicant is requesting a waiver from ordinance requirement.**
2. Sidewalks are required along all existing street frontages per Section 708.d. **Applicant is requesting a waiver from ordinance requirement.**
3. Curbs shall be constructed along all existing street frontages per Section 708.e. **Applicant is requesting a waiver from ordinance requirement.**
4. Street trees are required for all contiguous existing or proposed streets per Section 715.f. **Applicant is requesting a waiver from ordinance requirement.**
5. Provide Woodlands Evaluation per Section 502.k. **Applicant is requesting a waiver from ordinance requirement.**

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

Carroll Township’s Subdivision and Land Development Ordinance (SALDO) requires submission of Items #1-3 below if the plan is not considered a Minor Subdivision Plan. However, since the SALDO requires road widening of the existing road and the applicant is requesting a waiver from this SALDO requirement, approval of the waiver by the Board would change the status of the subdivision plan to a Minor plan.

1. Submit Site Context Map per Section 501.b.1 (601.d.1).
2. Submit Existing Resources Inventory and Site Analysis Plan per Section 501.b.2 (601.d.2).

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3. Submit Preliminary Resource Impact and Conservation Plan per Section 501.b.3 (601.d.3).
4. Show location of soil percolation test sites and probe holes (including failed probe holes) per Section 501.c.4.r (601.f.3.a). Secondary site now provided for Lot #1. Some of the percolation locations appear to be located less than 10 feet from the property line. SEO must ensure, prior to operation of a secondary disposal system for Lot #1, that the required separation from property lines (per DEP regulations) has been met.
5. Obtain Sewage Planning Module per Section 502.a.1 (601.f.3.a).
6. One signed, sealed and notarized (18"x24") reproducible copy of the Final Plan will be required for recording per Section 602.h.
7. Revise sight distance requirements for proposed driveways per PennDOT Chapter 441 (708.c.8). For Lot #3, the "left" required sight distance is 135 feet.

IV. Sewer Planning Module

1. The following items need to be completed:
 - a. Signature from the Township manager and date of Township Board approval must be placed on the "Resolution for Plan Revision for New Land Development."
 - b. Initials of the applicant's engineer must be placed on the "Sewage Facilities Planning Module (page 5)."
 - c. Signature of the applicant's engineer must be placed on the "Sewage Facilities Planning Module (page 8)."

V. General Recommendations

1. All fees must be paid prior to plan recording.
2. The Owner's Certification must be signed by the owner and notarized, with date after last revision date.
3. Indicate on the plan the action taken by the Board (and the date the action was taken) on the waiver request(s).
4. Include the 10/3/16 revision date on Sheet 2.

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FINAL MINOR
PLANS FOR
LOGAN MEADOWS
PHASE III

It was moved by Commissioner Ryan, seconded by Commissioner Colvin, and unanimously carried to table the review of the Final Subdivision Plans for Logan Meadows Phase III until the December 01, 2016 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Colvin, seconded by Commissioner Adams, and unanimously carried to adjourn the meeting at 7:26 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary