

**CARROLL TOWNSHIP
PLANNING COMMISSION
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8. Provide Resource Impact and Conservation Plan. (Section 501.c.(3))
9. Provide widening for Ore Bank Road. (Section 703.b(3)) (Collectors require 18' cartway from centerline. Section 703 Table 1). Where a proposed subdivision abuts an existing street of inadequate width sufficient additional width shall be constructed. (Section 703.b.3)

It was moved by Commissioner Reed, seconded by Commissioner Colvin, and unanimously carried to recommend to the Board of Supervisors that a fee in lieu of for waiver request Number 9 concerning street widening be assessed for lot R-1 and the four new lots (1 – 4) totaling 475 linear foot.

The following waiver requests numbers 10 through 13 will go away because the Applicant will be showing them on the plan:

10. Location of proposed street trees, plus location of existing vegetation to retain shall be shown on the Plan. (Section 501.c.4 (u) (v). /715.f).
11. Provide location of proposed driveways. (Section 501.c.(4)(k))
12. Show clear sight triangle at all driveways. (Section 708.b.13, 708.c.8)
13. Provide required and available safe stopping sight distance (SSSD) for each access to lots. (Section 703.d.) Driveways must meet Pa DOT Title 67, chapter 441 sight distance requirements.
14. Sidewalks are required along all existing street frontages. (Section 708.d)

It was moved by Commissioner Linsnbach, seconded by Commissioner Reed, and unanimously carried to recommend to the Board of Supervisors that a note be added to the plan that waiver request number 14 concerning the sidewalks would be based on a deferral.

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15. Curbs shall be constructed along all existing street frontages that are contiguous to the development. (Section 708.e)

It was moved by Commissioner Reed, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors that a fee in lieu of for waiver request Number 15 concerning curbs be assessed for lot R-1 and the four new lots (1 – 4) totaling 475 linear foot.

It was moved by Commission Reed, seconded by Commissioner Colvin, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan 190 Ore Bank Road for Gomer & Sandra Stephenson, III contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated November 26, 2018 and receiving Zoning Hearing Board approval for Item number 1 in II. Zoning and Item Number 6 in III. Subdivision:

- II. Zoning (Ordinance No. 2006-178, as amended)
 1. When proposed lots are less than 2 acres, the lots must be served by public water, (Section 203.H) – A Zoning Variance has been submitted for action at December 11, 2018 Zoning Hearing Board.
- III. Subdivision (Ordinance No. 84.1989 as amended)
 1. All certificates must be signed and sealed and dated after last submission revision date. (Section 501.b.(6))
 2. The Owners must sign the plan (Section 501.b. (8)) and dated after last plan revision.
 3. Include applicable Deed Restrictions imposed on property on the plan. (Section 501.c(4)(x)/601.d.5)
 4. A Planning Module for Subdivision shall be approved prior to final plan approval. (Section 502.a.1)
 5. PA DEP code number referencing the Planning Revision Module shall be included on the plans. (Section 601.e.(5))

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6. Water service shall be extended to the subdivision and shown on the plan. (Section 709.d) – A Zoning Variance has been submitted
7. Provide a letter of approval from Dillsburg Area Authority for the connection of proposed sewer and water mains to the development. (Section 502.a.(2) & 602.b)
8. Provide monuments and markers according to Section 707. Proposed monuments and or iron pins at lot corners shall be depicted on the plan and installed prior to Final Plan approval. (Subject 601.f.(d))
9. Provide recreation land or fee in lieu of per Section 706.
10. Provide financial surety for public improvements based upon a certified estimate establishing the value of the surety in final subdivision phase. (Section 1301)

V. General Recommendations

1. We request Applicant respond in writing to all comments.
2. All fees must be paid prior to plans recording.
3. Final action by Board of Supervisors on waivers requested must be noted on plan prior to plans recording.

FINAL MINOR
PLAN OF PLAN
BOOK 2427, PAGE
2691, LOT NO. 1
(IRONWOOD
TRACT) FOR
HERSHEY
COMMAND
CENTER
ASSOCIATES, LLC
TABLED

It was moved by Commissioner Reed, seconded by Commissioner Colvin, and unanimously carried to table the review of the Final Minor Subdivision Plan of Plan Book 2427, Page 2691, Lot No. 1 (Ironwood Tract) for Hershey Command until the December 27, 2018 meeting.

FINAL PLANS FOR
THE WINDY
HEIGHTS
PHASE III

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 Subdivision Plan for Project Entitled “The New Windy Heights (Phase III)” on Property Owned by Old York Homes One Limited and Situated in Carroll Township, York County, PA contingent upon addressing all of the following comments in

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Phillips Brath's Comment Letter dated October 25, 2018 and receiving York County Conservation District approval on the NPDES Permit:

- II. Subdivision (Ordinance No. 84-1989 as amended)
 - 1. All certificates must be signed, sealed, and dated after last submission revision date. (Section 501.b.(6))
 - 2. The Owners must sign the plan (Section 501.b. (8)) and dated after last plan revision.
 - 3. Applicant must submit applications for any new waivers desired for this plan submission. (Section 1402)
 - 4. A Homeowner's Association (HOA) document must be provided for review by Solicitor. (Section 502.j.1) The notes on the plan, related to the HOA, shall be approved prior to recording the plan.
 - 5. Pay recreation fees in lieu of dedication of recreation land. (Section 706.e)
 - 6. Provide documentation to verify plans are in conformity with utility service provider's requirements. (Section 602.e)(Water, Sewer, Electric)
 - 7. Provide a letter of approval from Dillsburg Area Authority for the connection of proposed sewer and water mains to the existing lines, and sewer and water service to the development. (Section 502.a(2) & 602.b)
 - 8. Provide York County Conservation District Approval and proof of current NPDES Permit Approval for Phase. (Section 502.b) A major modification of the permit is required for Phase III.
 - 9. Provide financial surety in accordance with Section 1301.e.f.g and h.
 - 10. Provide proof of establishment of financial surety with utility providers. (Section 1301.k)
- III. Waivers
 - 1. If no new waivers are requested and all previous are approved under Preliminary Plan then no action necessary.
- IV. General Recommendations

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1. Plan must address all outstanding comments from approval of preliminary plan.
2. All fees must be paid prior to plans recording.
3. Final action by Township of Supervisors on waivers requested must be noted on plan prior to plans recording.
4. Applicant must enter into Developer's Agreement.

ADJOURNMENT

It was moved by Commissioner Reed, seconded by Commissioner Colvin, and unanimously carried to adjourn the meeting at 7:56 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary