

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 27, 2018
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- ROLL CALL** COMMISSIONERS – Perry Bates, Terry Adams, Brian Linsenhach, Chad Reed, and Alexis Isenberg
- ATTENDEES – Faye Romberger, Phillip Brath, Todd Lyons, and Marc DeSouza
- 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
AUGUST 23, 2018
MEETING
MINUTES** It was moved by Commissioner Adams, seconded by Commissioner Linsenhach, and unanimously carried to approve the August 23, 2018 Planning Commission Meeting Minutes as submitted.
- FINAL PLANS FOR
PLAN BOOK 2116
PAGE 7545,
PARCEL “C” FOR
DILLSBURG PRIDE** It was moved by Commissioner Reed, seconded by Commissioner Linsenhach, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Final Minor Subdivision. Plan of Plan Book 2116, Page 7545, Parcel “C” for Dillsburg Pride, LP as listed in Phillip Brath’s Comment Letter dated September 25, 2018:
- IV. Waivers Requested
1. Provide Woodlands Evaluation (Section 502.k)
 2. Provide a Site Context map per 501.b.(1) (601.d.1)
 3. Provide Existing Resource Inventory and Site Analysis Plan per 501.b.2 (601.d.2)
 4. Provide Preliminary Resource Impact and Conservation Plan per 501.b.3 (Section 601.d.3)
 5. Sidewalks are required along all existing street frontages. (Section 703.d)
 6. A maximum of four (4) dwelling units shall gain access via driveways to existing streets for each parent tract as of February 17, 2004. (Section 705.a(5))

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It was moved by Commission Reed, seconded by Commission Linsenbach, and unanimously carried to recommend to the Board of Supervisors to deny the following waiver request for the Final Minor Subdivision. Plan of Plan Book 2116, Page 7545, Parcel "C" for Dillsburg Pride, LP as listed in Phillip Brath's Comment Letter dated September 25, 2018:

1. Where a proposed subdivision abuts an existing street of inadequate width sufficient additional width shall be constructed. (Section 703.b.3)
2. Curbs shall be constructed along all existing street frontages. (Section 708.d)

It was moved by Commissioner Isenberg, seconded by Commissioner Reed, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request for the Final Minor Subdivision. Plan of Plan Book 2116, Page 7545, Parcel "C" for Dillsburg Pride, LP contingent upon adding a note to the plan that trees along the road must meet the current Ordinance that addresses street trees as listed in Phillip Brath's Comment Letter dated September 25, 2018:

1. Provide street trees along existing street frontages (Section 715.f)

It was moved by Commission Reed, seconded by Commissioner Adams, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision. Plan of Plan Book 2116, Page 7545, Parcel "C" for Dillsburg Pride, LP contingent upon addressing all of the followings in Phillip Brath's Comment Letter dated September 25, 2018:

- II. Zoning (Ordinance No. 2006-178, as amended)
 1. Alternate approved sewage disposal sites shall be provided for each lot. The alternate site shall be protected by an easement. (Section 418)

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III. Subdivision (Ordinance No. 84.1989 as amended)

1. All certificates must be signed and sealed. (Section 501.b.(6))
2. The Owners must sign the plan (Section 501.b.(8))
3. Provide copy of any Deed Restrictions imposed on property per 501.c.4.x. (Section 601.d.5)
4. Provide recreation and or fee in lieu of per Section 706
5. Show location of approved primary and secondary sites for sewage disposal of each proposed lot. (Section 501.c.4(r))
6. Sewer planning must be approved by PA DEP. (Section 502.a.1)
7. Identify location of bench mark. (Section 501.c.4.h)

V. General Recommendations

1. All fees must be paid prior to plan recording
2. Revise any waiver requests on the plan along with the Board's Action and Date.
3. We request the applicant respond in writing to comments.

FINAL PLANS FOR
165 CHESTNUT
GROVE ROAD
DAVID AND LAURA
WHITCOMB

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request for the Final Minor Subdivision Plan for David E. and Laura J. Whitcomb 165 Chestnut Grove Road as listed in Phillip Brath's Comment Letter dated September 26, 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 paying a fee in lieu of
2. Provide sidewalks along existing street frontage per Section 708.d
3. Provide curbing along entire street frontage per Section 708.e
4. Provide street trees along entire street frontage per Section 715.f.

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It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan for David E. and Laura J. Whitcomb 165 Chestnut Grove Road contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated September 26, 2018 and that a recreation fee be paid in lieu of dedication of recreation land:

- II. Zoning (Ordinance No.2006-178, as amended)
 - 1. 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 appropriate Sewer Planning Module or Module Exemption. (Section 502.a.1 (602)
 - 2. Owner's certification must be executed and dated after latest plan revision. (Section 501.C.5.c)
 - 3. Surveyor's certification must be signed and dated after last plan revision. (Section 602.g)

- 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 requests.

**PRELIMINARY
PLANS FOR
WINDY HEIGHTS
PHASE III**

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Preliminary Subdivision Plans for Project Entitled "The New Windy Heights (Phase III)" as listed in Phillip Brath's Comment Letter dated September 25, 2018:

- V. Waivers
 - 1. Maximum slope within a landscape screen cannot exceed 25%. Section 715.c.5)

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2. Provide existing Resources and Site Analysis Plan. (Section 501.c.(2))
3. Provide Resource Impact and Conservation Plan. (Section 501.3)
4. Provide Water Feasibility Report. (Section 507)
5. Provide a traffic study. (Section 714)
6. Roof leaders shall discharge to infiltration systems. (Section 401.5.d)
7. Provide minimum of 1% slope of low flow channel. (Section 401.7.a(11))
8. The maximum basin water depth shall not exceed 6 feet. (Section 401.7.a(1))
9. The basin side slopes shall not be less than 4 horizontal to 1 vertical for residential zones. (Section 401.7.a.(4))
10. Do not increase 2-year storm runoff volume. (Section 401.2.b.(1))
11. Exterior berm toe of slope of detention basin shall be 30' from right-of-way. (Section 401.7.a.(21))
12. Stormwater basin shall dewater within 72 hours. (Section 401.7.a.7)
13. The emergency spillway shall have 1' of freeboard when discharging the 100 year storm events. (Section 401.7.A(3))

It was moved by Commissioner Reed, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision Plans for Project Entitled "The New Windy Heights (Phase III)" contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated September 25, 2018:

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

1. A 15' side setback is required for lot 39. (Section 4.1.5.3(2))

III. 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))

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2. The Owners must sign the plan (Section 501.b.(8))
3. Pay recreation fees in lieu of dedication of recreation land. (Section 706.e)
4. Provide financial surety for public improvements based upon a certified estimate establishing the value of the surety in final subdivision phase. (Section 1301)
5. Provide a letter of approval from Dillsburg Area Authority for the connection of proposed sewer and water mains to the exiting lines, and sewer and water service to the development. (Section 502.a.(2) & 602.b)
6. Provide York County Conservation District Approval. (Section 502.b)
7. Provide engineering traffic study for all stop sign locations. (Section 703.c(4)) The stop sign for the intersection at Pheasant Ridge Road with Eagle Road is not included in the report.
8. Place note on plan sheet 13 and 14 of 24, locations of trees as depicted on this plan are approximate and shall include the quantity as shown.
 - a. Street trees shall be a minimum of 12' from a fire hydrant. (Section 715.f.4)
 - b. Street trees must be provided at a spacing of 35' to 40' along all streets. (Section 715.f.3)
9. Lawn areas must maintain a minimum of 1.5% slope. (Section 1101.h) Lots 43, 44, 59 and 60 do not appear to maintain minimum slope.
10. Monuments are not required at points of curvature of the ROW. Markers are required. (Section 707.d.(1)) Applicant was requesting waiver from Ordinance Requirement and should withdraw this waiver request and remove waiver note from Sheet 2.

IV. Stormwater Management

1. All stormwater management facilities shall be bonded for the final plan.
2. Verify that all proposed stormwater conveyance piping will achieve a minimum velocity of 3 fps when flowing full (i.e. line 19-10). (Section 401.6.F) Applicant requesting waiver from Ordinance Requirement.

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3. Stormwater Management Basin 4 does not dewater within 72 hours. (Section 401.7.A.7) Applicant is requesting waiver from Ordinance Requirement.
4. Specify type of geotextile specified in rip rap apron detail on sheet 24. Still needed.
5. Specify manufacturer of erosion control net.
6. Stormwater Report shall be signed and sealed by a registered engineer in the State of Pa. (Section 401.1.b)
7. The emergency spillway shall have 1' of freeboard when discharging the 100 year storm events. (Section 401.7.A(3)) Applicant requesting waiver from Ordinance Requirement.
8. Provide details for trash rack on riser structures in basin for final stormwater conditions. (Section 401.7.a(18)) Ensure trash rack is not flush mounted and provides adequate flow area when restricted with trash.
9. The drainage areas to the inlet structures have significantly decreased/changed from the April 1 submission. Please provide justification for these drainage areas.
10. Impervious square footage does not match for General Note 18 and Impervious Area Legend on Sheet 6 of 24. Confirm correct number with Stormwater Management Plan and provide consistent number.
11. For cul-de-sac at the western end of Dover Drive, confirm capture and routing of stormwater from this area. It appears water will pond in the cul-de-sac and that it is not included in the drainage area.
12. Swale profiles for Swales S-1 and S-2 do not match grading plan.
13. A detail drawing must be provided for the proposed oversized inlet boxes (I1, I2, and I4) and the 6' type C top and inlet box (I4 and I5)

VI. General Recommendations

1. Provide proof of current NPDES Permit Approval for Phase.
2. Water and sewer system as approved by utility provider must be shown on plans.

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3. No outlet sign on sheet 6 of 24 should be diamond shape with a size of 30 X 30
4. Provide stationing on plan view sheets (i.e. grading and utilities plans). Turn stationing information on for sheet 16 of 24.
5. It appears that finished floor for Lot #7 is high and #9 and #10 are low.
6. Profile and top elevation of inlets I46 and I47 on sheet 19 of 24 appears incorrect.
7. Street Note #7 on Cover Sheet shall be revised to be 8" of 2A coarse aggregate.
8. The storm sewer conflicts with water line at the following locations: I51 – I57A (Dover Drive), I42 –I41 (Eagle Road, and I51 –I53 (Normandy Lane).
9. 100" ROW would be maintained by the Homeowners Association (Future Rt. 74 Relocation)
10. Temporary curbing will not be required since it will be privately owned.

FINAL PLANS FOR
WINDY HEIGHTS
PHASE III
TABLED

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to table the review of the Final Subdivision Plans for Project Entitled "The New Windy Heights (Phase III)" until the October 25, 2018 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary
As taken by Chad Reed