

**CARROLL TOWNSHIP
PLANNING COMMISSION
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III. Comments or Corrective Items:

1. The date of the Plan should be updated. The Final Plan was dated 05/21/2025. The Final Plan should have a new date after approval of the Preliminary Plan.

IV. Administrative Comments Required Prior to Recording the Plan

1. Regarding the two existing parking lots encroachment onto the Dimitrios Hronis Jr. property, the Solicitor should review the plan note number 16 and confirm adequacy for the Township's concerns.
2. Financial Security for the completion of Public Improvements and Stormwater Management Facilities within the Township shall be reviewed and approved by the Township prior to recording the Plan. (§435 72.B/428-22);
3. Developer's Agreement regarding the required improvements shall be provided and reviewed by the Solicitor for Township approval. (§435-36.J/435-72.B);
4. The Stormwater O&M Agreement shall be executed. (§428-27);
5. Provide an agreed-upon in fee in lieu of recreation fee in the amount per the current fee schedule at the time of recording. (§435-36.M/435-27.D(8));
6. All outstanding fees must be paid prior to recording the Plan. (§435-36.M);
7. A construction inspection escrow must be established with the Township (§435-36.L);
8. A digital set of the full SLD Plan set, including E&S and PCSM plans, shall be provided, with the final plans, prior to recording. We request a drawing file to be provided with the stormwater piping and outline of the basins for incorporation into the GIS system for MS4 compliance mapping. (§435-14.K).

Commissioner Ryan asked about Note 16 on the plan as far as if issue has been resolved.

Commissioner Peltier questioned if the Township Solicitor reviewed Note 16 on the plan.

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PROPOSED
AMENDMENTS TO
THE CODE OF
CARROLL
TOWNSHIP

Brandon Slatt distributed the updated version of the proposed amendments to the Code of Carroll Township.

The Planning Commissioners made the following comments:

Commissioner Ryan commented on the Data Center section in the proposed Ordinance amendments. He did some research and recommended several things that we should be looking at as far as adding to the Data Centers regulations. He forwarded his research to Brandon Slatt for his review and incorporation.

Commissioner Baker questioned the water usage and what happens to the used water.

Chelsie Markel – 151 Quail Drive – commented on the amount of water and electricity that Data Centers will use. She is also concerned about the noise, air pollution, and the interior sounds that can be felt through vibration.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 6:58 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary