

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
APRIL 25, 2019  
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| ROLL CALL   | COMMISSIONERS – Perry Bates, Brian Linsenbach, Ron Colvin, and Chad Reed<br><br>ATTENDEES – Faye Romberger, Phillip Brath, Tim Mellott, Charles Suhr, and Pat McConley   |
| CALL TO ORDER   | Chairman Bates called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:33 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.   |
| PUBLIC COMMENT  | Chairman Bates called for public comment. There were no public comments.   |
| APPROVAL OF THE NOVEMBER 29, 2018 MINUTES                   | It was moved by Commissioner Reed, seconded by Commissioner Colvin, and unanimously carried to approve the November 29, 2018 Planning Commission Meeting Minutes as submitted.   |
| TABLE OF THE MARCH 28, 2019 MINUTES                         | It was moved by Commissioner Reed, seconded by Commissioner Linsenbach, and unanimously carried to table the March 28, 2019 Planning Commission Meeting Minutes until the May 23, 2019 Planning Commission Meeting.<br><br>Commissioner Linsenbach stated that he has a conflict of interest because he has done work for Harry Fox, Jr. in the past. He stated that he isn't involved with this present project Fieldstone Crest. Charles Suhr is in attendance tonight as the attorney for this project. |
| PRELIMINARY/FINAL PLANS FOR FIELDSTONE CREST HARRY FOX, JR. | It was moved by Commission Reed, seconded by Commissioner Colvin, and unanimously carried to table the review of the Preliminary-Final Subdivision Plan for Fieldstone Crest – Harry H. Fox, Jr. – 29 Lots until the May 23, 2019 Planning Commission Meeting.   |

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PRELIMINARY/  
FINAL PLANS FOR  
FIELDSTONE CREST  
HARRY FOX, JR.  
CONTINUES

It was moved by Commissioner Colvin, seconded by Commissioner Reed, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests as per Phillip Brath Comment Letter dated April 23, 2019 except waiver request number 2 was denied:

**V. Waivers**

1. Where a subdivision or land development application abuts or contains an existing street of inadequate right-of-way, width, pavement, section, or the existing street shows signs of surface cracking or deformed cross section, said street shall be reconstructed to meet current Ordinance requirements. (Section 702.4.A) **Applicant requesting waiver from Ordinance Requirement.** (See Sheet 10 & 11) Consider offsetting improvements to Meadow View Road from entrance to Old York Rd.
2. **Article V – Provide a Preliminary Plan Submission for review. This one was denied by the Commissioners**
3. Provide Existing Resource Inventory and Site Analysis Plan. (Section 506.11) **Applicant requesting waiver from Ordinance Requirement.**
4. Provide Preliminary Resource Impact and Conservation Plan. (Section 506.12) **Applicant requesting waiver from Ordinance Requirement.**
5. Curb reveal shall be 6” within residential developments. (Section 708.3.1) **Applicant requesting waiver from Ordinance Requirement.**
6. A 100’ setback from on-lot disposal systems must remain on the subject property and must not extend onto any adjacent property, without an easement from adjacent property owner. (Section 709.7) **Applicant requesting waiver from Ordinance Requirement.**

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ZONING MAP  
CHANGES AND  
AMENDMENTS TO  
ZONING  
ORDINANCE

Phillip Brath, Township Engineer, discussed the Carroll Township Zoning Map Changes and amendments to the Carroll Township Zoning Ordinance. He asked the Board Members to review the materials and get back to him with their comments as soon as possible. He is going to produce a 24" X 48" Map to show the areas that we are looking to rezone. He also stated that he met with Brandon Slatt and Duane Stone today to come up with language for the different uses. He said that the Board of Supervisors will have to discuss if they want Casinos, Medical Marijuana Growing – Dispensing and 5G Mini Cell Towers

ADJOURNMENT

It was moved by Commissioner Reed, seconded by Commissioner Colvin, and unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary