

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 27, 2023
Page 1 of 5**

ROLL CALL COMMISSIONERS – Jeremiah Jones, Chad Reed, Ken Baker, Earnie Zimmerman, and Matthew McAneny

 ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, Josh Hoffman, Barry Henry, and Nick Desatnick

CALL TO ORDER Chairman Reed 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 Reed called for public comments. There were no public comments.

APPROVAL OF THE MARCH 23, 2023 MINUTES It was moved by Commissioner McAneny, seconded by Commissioner Zimmerman, and unanimously carried to approve the March 23, 2023, Planning Commission Meeting Minutes as submitted.

CHESTNUT GROVE RESIDENTIAL DEVELOPMENT TABLED It was moved by Commissioner Baker, seconded by Commissioner Zimmerman, and carried to table the review of the Preliminary Subdivision and Land Development Plan for the Chestnut Grove Residential Development – 73 Lots (12 Single Family Semidetached, 60 Single Family Detached & 1 SWM Basin) until the May 25, 2023, Planning Commission Meeting.

INCH PROPERTY MIXED-USE DEVELOPMENT 15 ORE BANK ROAD TABLED It was moved by Commissioner McAneny, seconded by Commissioner Jones, and unanimously carried to table the review of the Preliminary/Final Subdivision and Land Development Plan for the Inch Property Mixed-Use Development at 15 Ore Bank Road until the June 22, 2023 Planning Commission Meeting.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 27, 2023
Page 2 of 5**

LEFEVER PROPERTY
TCNE ROUTE 74
ASSOCIATES, LLC
WAREHOUSE

It was moved by Commissioner McAneny seconded by Commissioner Zimmerman, and carried to recommend to the Board of Supervisors to grant the following waiver request for Preliminary Land Development for the Lefever Property – TCNE Route 74 Associates, LLC (Warehouse) as per Phillip Brath’s Comment Letter dated April 26, 2023, and contingent upon the waivers being submitted in writing on the standard form:

V. Waivers

2. Subject to proper application, the following waivers appear to be requested:
 - a. Plan sheet shall be no larger than 24 X 36 (435-52. E (3))
 - b. Maximum slope of a landscape buffer area shall be 25% (435-52. E (3))
 - c. Cut & fill slope shall not exceed 3:1 unless stabilized by retaining wall or cribbing (435-64. A)
 - d. Basin side slopes shall not be less than 3:1 for non-residential zones (428.17.G(1)(d))
 - e. Minimum bottom slope within a basin shall be less than one percent from low flow channel (428.17.G(1)9k))

Commissioner Baker abstained.

It was moved by Commissioner McAneny, seconded by Commissioner Zimmerman, and carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Land Development for the Lefever Property – TCNE Route 74 Associates, LLC (Warehouse) contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated April 26, 2023:

II. Zoning

1. Show and dimension the required 30’ landscape buffer. (§450-412.B&F) It appears plantings are located outside of the buffer area. If buffer cannot follow property line due to utility easement or other physical constraint move or widen buffer to where plantings are proposed;

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 27, 2023
Page 3 of 5**

2. Provide the source of illumination values required in outdoor lighting (450-403. C.1). (EIS Manual?). III. Land Development 1. Developer acknowledges payment of recreation fee in lieu of dedication of lands in General Site note #29 in accordance with (§435-43.C). Provide fee prior to recording of Final Plan; 2. Certification, signature, and ownership statement for legal owners must be revised to reflect ordinance appendices. (§435-28). Must be executed and dated after last revision on plan;
3. Sanitary Sewer planning must be submitted. Provide water and sewer feasibility studies as required by DAA. (§435-27. B);
4. Traffic Study must be submitted and comply with the Ordinance section prior to approval of the preliminary plan. (§435-27.C);
5. Carroll Township Board of Supervisors approval statement does not reflect preliminary plan and does not reflect appendix #4 for final plan approval if waiver from preliminary plan submission approved;
6. Revise typical evergreen planting detail to reference a minimum height of 6 feet (§435- 52.K(5));

IV. Stormwater Management

1. Reference is made on Cover Sheet to sheets CS9002, CS9003, CS9101 as being part of the SWM Plan set. These sheets are not in the Plan Set. The Stormwater Plan is incomplete. A complete plan shall be submitted for review prior to approval.
2. The operation and maintenance of all stormwater facilities are to be per Article VI as appropriate. Assumed to be covered in Sheet CS9002 and CS9003, which were not provided.
3. We would prefer separate stand-alone Stormwater Management (PCSM) and E&S Plan to ascertain compliance with the Ordinance.
4. Show and dimension the riparian buffer area for all streams and wetlands. (§428-19.) Grading for SWM/BMP #4 Tier A and Tier B are within 50 feet of the Top of Bank (Riparian Area 2) and may be within 15 feet of the top of Bank (Riparian Area 1). Grading, other than that allowed

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 27, 2023
Page 4 of 5**

- by the ordinance appears to be within 15 feet of Wetland Areas C and D;
5. Show all areas being disturbed as being within the Area of Disturbance/NPDES Boundary. (§428-9. B) There are areas shown outside these boundaries including grading, and landscaping. For example, Sheet 9102, east of SWM/BMP #4 Labels a Limit of Disturbance of 32 Acres +. However, activity is shown outside of this line.
 6. Include total acreage of the project site and the tract of land on which the project site is located as related to limit of disturbance and NPDES permitting acreage. (§428-11. A. (4)). Recommend placing the acreage and limit of disturbance acreage on the title sheet. Ensure acreage of disturbance is carried through all calculations;
 7. Include all proposed changes for SR 0074 for land surface and vegetated cover. (§428- 11.C.(4)).
 8. Provide post construction Operation and Maintenance plan for all SW BMPs. §428- 11.F.(7)/ § 428-27 The O&M plan shall be bound with instructions for long term maintenance and cleaning and include drawings of the structure. Provide one copy to the Township and one copy to the owner.
 9. For any activities that require a PADEP Permit under Chapter 102 (Erosion and Sedimentation Control), Chapter 105 (Dam Safety and Waterway Management) or Chapter 106 (Floodplain Management) of PADEP regulations or require any other permit under applicable state or federal regulations, the permit(s) application(s) shall be part of the plan submittal. (§428-11. G.);
 10. The stormwater management facilities shall comply with the requirements of Chapter 105. (§428-17. A. (4)) Activity is proposed within 50 feet of top of bank at proposed Level Spreader #4, Stormwater BMP #4A and #4B, landscaping etc.
 11. Provide permit for crossing Wetland Area-A.
 12. Detention basins shall be designed with a minimum one-foot freeboard above the design elevation of the one-hundred-year water surface at the emergency spillway. (§428- 17.G.(1)(c)). SWM/BMP #4 indicates a freeboard of 0.25 ft:

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 27, 2023
Page 5 of 5**

13. The level spreaders as provided are a significant concern for the Township for future maintenance, with a likely potential to clog and become unusable. Please explain in detail how the level spreaders are maintained and how the Township can ascertain if the facilities are in compliance with the stormwater management plan and maintenance procedures. (§428-11. F.7)

VI. General

1. All conditions of Conditional Use Approval must be satisfied;
2. Confirm approval of the Fire Department review;
3. Public Sewer and Water service availability and design approval must be provided by Dillsburg Area Authority;
4. Drainage note #3 on sheet CS0003 must be revised to replace reference to “stormwater easements”, which no longer proposed. Should note that Township given right of access to inspect all stormwater facilities;
5. Provide legend for numeric values reflected on lighting plan (lux, footcandles, lumens)

Commissioner Baker abstained from the vote.

ADJOURNMENT

It was moved by Commissioner Baker, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 7:44 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary