

**CARROLL TOWNSHIP
PLANNING COMMISSION
PUBLIC MEETING MINUTES
AUGUST 04, 2020
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ROLL CALL

COMMISSIONERS – Linda Fiscus, Perry Bates, Todd Ryan, and Earnie Zimmerman

COMMISSIONERS ON ZOOM – Brian Linsenbach and Chad Reed

ATTENDEES – Phillip Brath, Brandon Slatt, and Faye Romberger

ATTENDEES ON ZOOM – Duane Stone, Jim Hess, Jeff Murphy, Phil Rogal and Peggie Williams

CALL TO ORDER

Chairman Bates called the Public 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
COMMENTS**

Chairman Bates called for public comments. There were no public comments.

**ZONING MAP
CHANGES AND
PARCELS WITH
PROPOSED SPLIT
ZONING**

1. Brandon Slatt discussed the properties that were shown on the Proposed Carroll Township Zoning Map as split zoning.
 - a. The Ahold property from U.S. Rt. 15 to Siddonsburg Road along Ore Bank road. This property was zoned MU1. The proposed zoning change is Commercial and MU1.

Duane Stone stated that maybe we could modify the MU1 to include fast food restaurants.

Jeff Murphy – Spring Road – stated that he feels this property should remain zoned as MU1. He is opposed to the split zone of Commercial and MU1. This property is currently in clean and green.

Brandon Slatt stated this property should remain zoned as MU1 and add fast food restaurants as a Conditional Use. He cannot see this smaller property being developed before the other property is developed.

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Perry Bates stated that because of the shape of this property and the current traffic issues on Ore Bank Road we should let it all in the MU1 zone.

Chad Reed stated that in MU1 zone it allows residential houses and commercial. He does not have a problem with the property staying MU1.

Phillip Brath stated that this property has a problem. If we signed commercial to the small property, this property would have to access the larger property to get in and out.

The Planning Commission Members agreed that all of this property should remain zoned as MU1.

- b. The Harry Fox property along Spring Lane Road. This property was zoned RS-2. The proposed change is RS-2 and MU-1.

The Planning Commission Members agreed that all of this property should remain zoned as RS-2

Linda Fiscus questioned again if the Township contacted the property owners concerning the proposed split zoning of their property.

- 2. Brandon Slatt stated we had a request from the property owner at Alpat Drive and Chestnut Grove Road to consider changing this property from RA to RS-1 because of the Messiah College. This area was not changed RS-1.

The Planning Commission Members discussed this request and decided to let the property zoned RA. There is no public water or sewer in this area which is required in the RS-1 zone. They also felt that the bridge and railroad crossing going into Grantham is not made for heavy traffic.

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3. Rt 74 S and US. Rt 15 was changed from Commercial to Industrial

Duane Stone stated the Board of Supervisors were very positive about the Industrial zone for this area.

Perry Bates questioned what Carroll Township has to offer Industrial for this property.

Brian Linsenbach and Chad Reed agree that this property should be zoned Industrial.

Todd Ryan stated it is about time to change.

Planning Commission Members agreed to let this property zoned Industrial.

ARTICLE 2
ZONING
REGULATIONS

Page 2-3 – Agritourism and Banquet Halls uses were added

Page 2-5 – F. – Maximum Permitted Heights- Accessory Buildings and structures - Chad Reed feels that the height should be higher than 25' and should not have to go for a variance if you are in AC zone. What if you want to build a barn which would be higher than 25'?

Brandon Slatt stated that anything over 25' should have to go for a variance to protect the surrounding property owners.

Linda Fiscus stated that she is in favor of the variance for anything over 25' to protect the adjoining property owners.

The Planning Commission Members supported the 25' maximum permitted heights for accessory buildings and structures.

Page 2-8 – Processing of farm products – Linda Fiscus questioned what this was and what does it include – Processing is in the definitions section.

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ARTICLE 2
ZONING
REGULATIONS
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Page 2-13 – Non-commercial keeping of livestock – has been moved to a separate section in the ordinance, so it was not repeated in all of sections in the ordinance.

Page 2-16 – H – Required Utilities – The current Zoning Ordinance requires any lots less than 2 acres shall be served by public sewer and public water. It is being proposed – All proposed residential building lots shall be served by public sewer and public water when proposed lot areas are less than required by PA DEP. All non-residential uses permitted with the RS-a Zone shall be served by public water and public sewer.

Brandon Slatt stated we need to talk about the lot size here. We have had variances in this area in the past because there is no public sewer or water even close to property. We are removing the word shall so you could have the option to put in an on-lot septic system and private well if the public sewer and water is not an option. This will illuminate the property owner to apply for a variance. If the public water and sewer is in the area they will have to connect to the services.

Duane Stone questioned if this would affect the Township's 537 Plan or the Comprehensive Plan.

Brandon Slatt stated that we will have to amend our Comprehensive Plan because it does state about the public sewer and water in the RS-1 zone is required.

Phillip Brath stated that the 537 Plan is outdated, and it is only used for planning purposes.

Page 2-18 - A Purpose – comment Zoning Hearing Board wants to add language about DEP to make it not mandatory for Developments within RS-2 Zone to require the use of public water and public sewer.

The Planning Commission Members recommend that the wording stay as written.

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ARTICLE 2
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Page 2-20 – Personal care Facility and Home are two different uses.

Page 2-29 – Add Fast Food & Drive-thru in the MU-1 come back to section after reviewing the requirements in Section 3 to determine if it will be permitted use, special exception use, or conditional use.

Page 2-34 Mixed Use 2 Zone –

Brandon Slatt stated the MU-2 zone is gearing up to get away from residential and moving more to commercial.

Duane Stone stated by law we must allow for certain uses and that is why some uses were put in this section.

Page 2-35 – Chad Reed questioned if we want to allow other Restaurants in MU-2 since we are allowing them in MU-1. It was decided to add fast food and drive-inn to MU-2.

Page 2-44 – Chad Reed questioned the Transportable Containers are not allowed if less than 50,000 square feet.

Duane Stone stated that if they have the space to build, they should be building instead of putting in containers.

Page 2-47 – Linda Fiscus questioned Septage Compost Processing.

Brandon Slatt stated that we had a definition in the ordinance before but did not have it in any zoning district.

Page 2-50 thru 2-62 – Floodplain Regulations was removed from the Zoning Ordinance because it is a standalone ordinance now.

The next Public Meeting is scheduled for Tuesday, August 11th at 6:30 p.m. The Commissioners will be discussing Article 3 Specific Criteria.

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ADJOURNMENT

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

Respectfully submitted,

Faye L. Romberger, Secretary