

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
AUGUST 04, 2025
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ROLL CALL

SUPERVISORS – Brent Sailhamer, Libby Loudenslager, and Dave Bush

SUPERVISOR ZOOMING – Kelly Wall

ATTENDEES – Faye Romberger, Brandon Slatt, Township Manager, Michael Pykosh, Esquire, Phillip Brath, P.E, Thomas Wargo, Chief of Police, Frank Setlak, Ken Farner, Sheila Covert, Chelsie Markel, Steve Ahlbrandt, Paul Olinick, Michelle Kiesinger, Michael Kiesinger, Laura Whitcomb, Kristen Stagg, Bryan Golden, Justin Sipe, Elizabeth Swivel, Victoria B Church, Elliot Shibley, Mike Faush, Dave Armstrong and Bob Ingham

Zoom Attendees – Borkenhagen

Carroll Township’s Municipal Building was open to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.

CALL TO ORDER

Chairman Sailhamer called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:30 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**PUBLIC
COMMENTS**

Chairman Sailhamer called for public comments.

Bob Ingham – Logan Park Chairman – is here tonight to make the Board aware of an issue with e-bikes, scooters, skateboards and minibikes in the park. He stated the benches, sidewalks, and the pavilion has been power washed, and they look very nice. This will be done twice a year now. The park hired a new company to mow the grass in the park, and the park looks very good. They will be putting in a new walking trail that will go from the tree line down to the creek.

Supervisor Loudenslager questioned Mr. Ingham if his Board has any notifications available to the sport teams that use the park to let them know about the rules and regulations of the park and the use of e-bikes, scooters, skateboards, and minibikes in the park.

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Chelsie Markel – 151 Quail Drive – questioned when the public hearing will be held for the Comprehensive Plan redraft. She also questioned the zoom platform that the Township is currently using. She is recommending that the Board keep the zoom platform and use YouTube at the same time. Zoom is \$13.32 per month, and YouTube is free.

Justin Sipe – 31 Hartman Lane – questioned the construction of the new duplex at the corner of Baltimore Street and Hartman Lane. He stated the contractor is still using Hartman Lane as an access.

ITEMS TO BE
PLACED ON THE
AUGUST 11, 2025
AGENDA

The following items were discussed and are to be placed on the August 11, 2025, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Franklinton Borough Police Service Agreement
2. Resolution Number 2025-15 – A Resolution of the Board of Supervisors of Carroll Township York County, Pennsylvania approving and adopting an Intergovernmental Agreement with the Borough of Franklinton for Police Service

Chief Wargo stated that Franklinton Borough Council has agreed to the contract but has not signed the contract yet.

3. Update on the Berkshire Hills Civic Association – discussion on turning the Berkshire Hills Private Park over to the Township

Solicitor Pykosh stated there should be a title search done but it does not have to be done until the Township is sure they are going to take over the park. He also stated that we need to make sure the most recent by-laws that were adopted in 2023 were done correctly.

4. Northside Court – Chadwick Meadows Phase II – 18 Month Maintenance Bond – Final Release
5. Sheetz's – Developer's Agreement and Surety Establishment

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Phillip Brath, Township Engineer, stated that Dillsburg Borough will hold the bond.

6. Final Subdivision and Land Development Plans for Stony Run Village for BLG Construction, LLC – Deadline date – August 12, 2025

Phillip Brath, Township Engineer – referenced the Final Subdivision and Land Development Plan, Stony Run Village for BLG Construction, LLC, dated 01/09/2025, revised 03/17/2025, and his comment letter dated May 27, 2025. There have not been any changes to the plan.

Supervisor Bush – asked if there are any permissions or right-of-way needed from the Dillsburg Borough.

Chelsie Markel – 151 Quail Drive – stated the sidewalk easement Agreement has not been signed and must be signed before recording.

Attorney William Cluck is here tonight representing Justin Sipe - 40 Hartman Lane. The issue is can the applicant have emergency access to Hartman Lane. Looking at the Final Subdivision Plan for Enck property recorded on June 11, 2008. Note 13 on the plan states access to Lot 2 is prohibited unless/until Hartman Lane is brought up to Township specification. Note 12 states Lot 1 shall be connected to sewer at the time of development of Lot 2. Note 14 states Lot 2 is encumbered with a groundwater recharge easement as shown on the Plan. Septic systems and impervious areas are prohibited within this easement area. The groundwater recharge easement may be automatically extinguished upon the connection of Lot 1 to sanitary sewer. It is their position that Lot 2 cannot be developed until Notes 12, 13 and 14 on this plan are addressed.

Supervisor Loudenslager – questioned and asked for clarification who is “others” that is referred to in the 2010 subdivision for Jeane Hartman.

Michael Kiesinger – 31 Hartman Lane – stated he also wants to point out they also went for legal counsel concerning the Enck

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Plan. As per their Legal Counsel Note 14 concerning the groundwater recharge easement and his property being required to be connected to the public sewer system. This groundwater recharge easement is on Lot 2 not Lot 1. He stated that unless there is some type of agreement between the developer and themselves as far as the sewer connection they cannot build.

Shelia Covert – 1163 Park Avenue – stated that Hartman Lane does not meet the requirements. She also stated that Mr. Franks has no intention of selling his property. It could be years before access to the Hartman Lane. She stated that it was unanimously approved by the Planning Commission to recommend to the Board of Supervisors not to approve the Stony Run Village Subdivision and Land Development Plan at their April 2025 meeting. She is recommending that the Board follow their recommendations.

Michelle Kiesinger – 31 Hartman Lane – she wanted to thank the Board for hearing all of the issues on this matter. She feels there is a safety issue with Hartman Lane not meeting the requirements. She is concerned about the rain gardens. They must be inspected and she feels they do not work. There will be standing water in the rain gardens. She also is concerned about their well water. She asked the Board to vote no on the Stony Run Village development.

7. Advertise for RFP for Certified Public Accounting Firms to perform the year end accounting services for 2025, 2026, and 2027 fiscal years
8. Certificate of Appreciation for Chad Reed for his years of service on the Carroll Township Planning Commission (2016 – 2025)
9. York County 2024 Hazard Mitigation Plan Municipal Adoption Resolution – Resolution Number 2025-10
10. July 7, 2025 - Board of Supervisors Work Session Minutes
11. July 14, 2025 - Board of Supervisors Meeting Minutes

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**OTHER ITEMS
DISCUSSED**

Phillip Brath, Township Engineer, presents the Plans in Process Report for the month of July 2025.

Brandon Slatt, Zoning Officer, presents the Zoning Report for the month of July 2025.

Brandon Slatt, Township Manager, stated that the Township entered into the grant agreement for the roundabout at W. Siddonsburg Road and Ore Bank Road. The Township will be advertising for bids for the consultants/engineering firms for the roundabout.

Supervisor Bush questioned why the telephone/electric poles on W. Siddonsburg Road and Ore Bank Road are being moved.

Frank Setlak – 5 Northside Court – questioned if TCNE received their PennDOT permit.

ADJOURNMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to adjourn the meeting at 7:16 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary