

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
AUGUST 14, 2023
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- ROLL CALL SUPERVISORS – Kelley Moyer-Schwille, Brent Sailhamer, Dave Bush, and Tim Kelly
- SUPERVISORS ZOOMING – Kelly Wall
- ATTENDEES Faye Romberger, Phillip Brath, P.E., Brandon Slatt, Township Manager, Mike Pykosh, Esquire, Sgt. David Smith, Ken Farnar, Kristen Stagg, Sheila Covert, Janice Buffington, Susan Slothower, Matt Kinney, Josh Hoffman, Libby Laudenslager, Veronica Tustin, David Hazen, John Pollock, Barry Henry, Lisa Smith, Jermiah Jones, Sandra Eimer, Jessica Baim, and Marie Chomicki,
- ZOOM ATTENDEES: James Hess, Bruce Janasik, and Nick Desatnick
- Carroll Township’s Municipal Building was opened 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 Kelly called the regularly scheduled meeting of the Carroll Township Board of Supervisors Meeting to order at 6:35 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
- APPROVAL OF THE
TREASURER’S
REPORT It was moved by Supervisor Sailhamer, seconded by Supervisor Bush, and unanimously carried to approve Treasurer’s Report dated August 14, 2023, as submitted, which includes the Open Bill List up to and including August 09, 2023, in the amount of \$268,414.71 Cash Flow Reports for July 2023, Compared to Budget Reports for July 2023, and Check Register Report for July 2023 to ratify the July 2023 Bill List.
- PUBLIC COMMENT Chairman Kelly asked for public comment.
- Sheila Covert – 1163 Park Avenue - stated that the stormwater management system for Windy Heights Phase 3 is creating a problem for the whole development, not just the several residents that have complained. The topsoil on the lots does not meet the covenant requirements of 4” topsoil on lots.

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**PUBLIC COMMENT
CONTINUES**

Janice Buffington – 222 Eagle Road – stated that she has two swales on her property that do not show up on her plot plan. She is located on top of a hill, and she is having water problems. She cannot grow grass and the landscaping buffer has died. She has lived here since June 01, 2021, and she has no grass.

Supervisor Bush stated he would like to see this matter on the September 5, 2023, Board of Supervisors Work Session to discuss further.

Supervisor Sailhamer questioned if the Township has received a request for surety release for this development.

Chairman Kelly asked Ms. Buffington to supply to the Board a list of residents in Windy Height Phase 3 that are having problems with stormwater issues and not being able to grow grass.

Ms. Buffington stated that the President of the Homeowners Association has a list of all of the properties that are having problems in the Windy Heights Phase 3 development.

Chelsie Markel – 151 Quail Drive – was concerned about the warehouses in Carroll Township. Several months ago, she approached the Board about some proposed Ordinance changes concerning warehouses. She also supplied at that time some proposed Ordinance changes from New Jersey concerning warehouses. She is glad to see that the Board has reviewed the Carroll Township Zoning Ordinance and incorporated some of the proposed changes to our Zoning Ordinance. She thanked the Board for the efforts put forward to amend the Zoning Ordinance concerning warehouses.

Susan Slothower – 18 Frost Lane – she is requesting that PennDOT do some research as far as installing sound barriers along U.S. Rt. 15 North in the Carroll Manor area. The truck traffic on U.S. Rt. 15 is very loud.

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**PUBLIC COMMENT
CONTINUES**

Phillip Brath, Township Engineer, stated that PennDOT only addresses sound barriers when they are doing construction in the area. Since PennDOT will be doing some construction in this area along U.S. Rt. 15 North, they might be willing to look into the sound barriers.

David Hazen – 2 Grandview Drive – stated that he wanted to thank the Board for their efforts in creating the Proposed Changes to Carroll Township Zoning Ordinance that addresses warehouse issues.

Supervisor Bush would like to see that when a plan is submitted for development the surrounding property owners are notified of the submittal by certified mail.

Phillip Brath, Township Engineer, and Michael Pykosh, Township Solicitor, both commented that this could be done. We would have to amend the Carroll Township Subdivision and Land Development Ordinance to make this a requirement and that the developer would be the one responsible to notify the surrounding property owners. The developer would have to supply proof that the notifications were sent.

Supervisor Bush would like this matter to be placed on the September 05, 2023, Board of Supervisors Work Session Agenda.

Jeremiah Jones – 182 Martel Circle – stated he would also like to see that the subdivision submittals would be required to submit a digital copy of the plans. When the Fager plan came in he had to come into the Township Building to review the plans.

Supervisor Moyer-Schwille stated that Carroll Township received a Green Light Go Grant in the amount of \$41,840.00.

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SPEEDING ON
LOGAN ROAD
REMOVED FROM
AGENDA

Carol Knisely – 5 Logan Road was unable to attend the July 10, 2023 meeting. She would like to be on the August 7, 2023 Board of Supervisors Work Session agenda to discuss the speeding issue on Logan Road. Ms. Knisely was not present at the August 7, 2023, meeting. Chairman Kelly stated he was going to put this on the August 14, 2023, Meeting Agenda. Ms. Knisely was not present at the August 14, 2023, meeting either. Chairman Kelly removed this item from the agenda.

JULY 10, 2023
MEETING
MINUTES

It was moved by Supervisor Sailhamer, seconded by Supervisor Moyer-Schwille, and unanimously carried to approve the July 10, 2023 Board of Supervisors Meeting Minutes as submitted.

PRELIMINARY
LAND
DEVELOPMENT
PLAN FOR
LEFEVER PROPERTY
APPROVAL OF
WAIVERS

It was moved by Supervisor Sailhamer, seconded by Chairman Kelly, and carried to grant the following waiver request for the Preliminary Land Development Plan for Lefever Property - TCNE Route 74 Associates, LLC as per Phillip Brath's Comment Letter dated July 06, 2023, and revised plans dated June 19, 2023:

V. Waivers

1. Plan sheet shall be no larger than 24" X 36" (§435-52.E(3)). The Planning Commission recommended approval of waiver.
2. Maximum slope of a landscape buffer area shall be 25% (§435-52.E.(3)) The Planning Commission recommended approval of waiver.
3. Cut & fill slope shall not exceed 3:1 unless stabilized by retaining wall or cribbing (§435-64.A). The Planning Commission recommended approval of waiver.
4. Basin side slopes shall not be less than 3:1 for non-residential zones (§428-17.G(1)(d)). The Planning Commission recommended approval of waiver.
5. Minimum bottom slope within a basin shall be less than one percent from low flow channel (§428-14.G(1)(k.)). The Planning Commission recommended approval of waiver.
6. Preliminary Plan application is required (§435-13.A) Waiver Request was submitted at the August 14, 2023 Board of Supervisors meeting.

Supervisor Moyer-Schwille voted no.

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PRELIMINARY
LAND
DEVELOPMENT
PLAN FOR
LEFEVER PROPERTY
TIME EXTENSION

It was moved by Supervisor Sailhamer, seconded by Chairman Kelly, and unanimously carried to table and accept the time extension for the review of the Preliminary Land Development Plan for Lefever Property -TCNE Route 74 Associates, LLC until December 11, 2023.

FINAL PLANS FOR
54 OLD YORK ROAD
TABLED AND
TIME EXTENSION

It was moved by Supervisor Sailhamer, seconded by Supervisor Bush, and unanimously carried to table and accept the time extension for the review of the Drawings for Final Land Development Plan for 54 Old York Road until December 31, 2023

PRESBYTERIAN
SENIOR LIVING
CARROLL
VILLAGE 1A
FINANCIAL SURETY
RELEASED

It was moved by Supervisor Sailhamer, seconded by Supervisor Wall, and unanimously carried to release \$176,654.57 from the financial surety being held for the improvements completed in the Presbyterian Senior Living – Carroll Village Phase 1A development on the Travelers Bond No. 10606755. This will reduce the surety for this project from \$176,654.57 to zero.

JERRY & THELMA
DAVIS LOT
CONSOLIDATION
15 MONTEGO
WOODS

It was moved by Supervisor Sailhamer, seconded by Chairman Kelly, and unanimously carried to approve the Common Ownership Merger Plan (Lot Consolidation) for Jerry S. Davis and Thelma I. Davis, 15 Montego Court, Dillsburg to combine Lot 17 and Lot 2 of Montego Woods Phase I and Phase II Subdivision on Tax Parcels OC-182H and OC-182A into one lot as per Brandon Slatt’s Memo dated July 5, 2023 with the following conditions:

1. Provide fully executed deed of consolidation (4 Copies)
2. The applicant must submit the Merger Plan to the YCPC along with the correct fee and provide the Township with any YCPC review comments. (§435-11.D(1)(e))
3. Remove the Township Engineer signature block from the plan.
4. The following note must be added to the plan “This plan is for consolidation of lots only and shall not change the conditions of any previously approved plan for these lots.” (§435-11.D(1)(d))

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PROPOSED
ORDINANCE
NUMBER
2023-254
AMENDING ZONING
ORDINANCE
PERTAINING TO
WAREHOUSES
SET PUBLIC
HEARING

It was moved by Supervisor Sailhamer, seconded by Chairman Kelly, and unanimously carried to set the Public Hearing Date for the Proposed Ordinance Number 2023-254 – An Ordinance amending Chapter 450 of the Code of Carroll Township, York County, Pennsylvania Governing Zoning: updating Section 450-112 pertaining to the Definitions of Warehouse and Distribution/Fulfillment Center and amending section 450-385 governing Warehouses and/or Distribution Centers within the Township for Monday, September 11, 2023, at 6:30 p.m. before the regularly scheduled Board of Supervisors Meeting.

Michael Pykosh, Township Solicitor, asked that the Proposed Ordinance Number 2023-254 be placed on Carroll Township’s Website.

APPOINTMENT TO
LOGAN PARK
BOARD

It was moved by Supervisor Wall, seconded by Supervisor Sailhamer, and unanimously carried to appoint Simon Boyd as Carroll Township’s Representative on the Logan Park Board for a five-year term to expire January 1, 2028.

WINDY HEIGHTS
PHASE 3 STREET
DEDICATION

Brandon Slatt, Township Manager, questioned why Windy Heights Phase 3 Street Dedication was not on the agenda.

Chairman Kelly stated that street dedication will not be on the agenda until the outstanding items are resolved.

GRANT WRITING
AGREEMENT
WITH COMMUNITY
NETWORKING
RESOURCES, LLC

Supervisor Bush is still concerned about entering into the Agreement with Community Networking Resources, LLC (CNR). He would like to have this matter placed on the September 05, 2023, Board of Supervisors Work Session to discuss further. He feels that one of the other companies would be cheaper and work better for the Township.

Chairman Kelly and Supervisor Sailhamer stated that they are meeting with CNR tomorrow Tuesday, August 15, 2023, to discuss the procedures and where the Township goes from here. The Board was not interested in placing this matter on the September 5, 2023, Work Session agenda for further discussions.

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POLICE REPORT Sgt. David Smith presented the Police Report for the Month of July 2023.

Sgt. Smith stated that all Police Officers have been trained in active shooter issues at the school. He also stated that Officers McCoy and Martinez attended Active Shooter training and will be able to train the other Officers in the future. The new police vehicle 2023 Ford F150 pickup truck will be in service soon.

AWARD BID FOR
CAR 4 - 2014
FORD TAURUS
POLICE VEHICLE It was moved by Supervisor Sailhamer, seconded by Supervisor Wall, and unanimously carried to award the sealed bid for old car No. # 4 – 2014 Ford Taurus Police Interceptor Sedan with 149,943 miles to Timothy Murray, 105 W. Maplemere Road, Amherst, NY 14221 in the amount of \$2,877.00.

FIRE REPORTS Northern York County Fire Rescue Fire Report for the month of July 2023 was available to review.

COMMITTEE
REPORTS Supervisor Moyer-Schwille asked to add the Comprehensive Plan Committee to the Committee Reports.

ADJOURNMENT It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Wall, and unanimously carried to adjourn the meeting at 8:18 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary