

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 25, 2022
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ROLL CALL

COMMISSIONERS – Linda Fiscus, Chad Reed, Earnie Zimmerman, Vincent Sabia, Kenneth Baker, and Matthew McAneny

ATTENDEES – Phillip Brath, P.E., Faye Romberger, Todd Lyons, Hugh Simpson, Jessica Hull, Denise Bleiler, Laura Whitcomb, David Whitcomb, Paul Wislocky, Val Stetler and Brandon Slatt

ZOOM ATTENDANCE – Chelsie Markel and Peggy Williams

CALL TO ORDER

Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:32 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
JULY 28, 2022
MINUTES**

It was moved by Commissioner Fiscus, seconded by Commissioner Zimmerman, and unanimously carried to approve the July 28, 2022 Planning Commission Meeting Minutes as amended. Page 3 under Commissioner Fiscus comments to change comment number 2 - the excess drive to access drive and comment number 4 – add after building and will this cause the elevation of the building to be over the 60 feet that is allowed.

**FINAL PLANS FOR
HAROLD C WILLIS**

It was moved by Commissioner Fiscus, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Final Subdivision Plan for Harold C. Willis – 4 Lots as per Phillip Brath’s Comment Letter dated July 29, 2022:

V. Waivers Requested

1. Provide the location of features within 200 feet of the subject tract as outlined in Section 435-25. D. – show driveways
2. Provide a stormwater management plan. (§ 435-27. I)

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3. Provide a Site Context Map. (§ 435-27. J)
4. Provide an Existing Resources and Site Analysis Plan. (§ 435-27. K)
5. Provide a Preliminary Resource Impact and Conservation Plan. (§ 435-27. L)
7. Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed per Section 435-39. D.1. a. Chestnut Grove Road is a State Road (SR-4030). It has a 33' legal/50' required ROW and a 24' existing cartway. The minimum cartway is 28'.
8. Provide curbing along existing street frontage per Section 435-45. C.

It was moved by Commissioner McAneny, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to deny the following waiver requests:

6. Provide shade (street) trees per new Shade Tree Ordinance. (§ 435-52. D)
- 7.b. Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed per Section 435-39. D.1. b. West Ridge Road is a Township Road (T-896). It has a 33' legal/50' required ROW and a 21' existing cartway. The required cartway is 28' unless a fee is paid in lieu of the widening.

It was moved by Commissioner McAneny, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan for Harold C. Willis – 4 Lots contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated July 29, 2022:

II. Zoning (Ordinance No. 2006-178 as Amended)

1. Dimension clear sight triangle for Chestnut Grove Road and West Ridge Road. (§ 450-405.A)

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2. A PennDOT Highway Occupancy Permit is required for the driveway connections to Chestnut Grove Road. (§ 450-407.B)

III. Subdivision (Ordinance No. 2018-242)

1. Sewer Planning for Subdivision shall be approved prior to final plan approval. (§ 435-36. O.1/435-27. B)
2. Provide Recreation Fee-in lieu as proposed prior to recording the Plan. (§ 435-43).
3. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (§ 435-28. B)
4. The Owners must sign the plan and date after last plan revision. (§ 435-28.C/36. A)
5. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (§ 435-36.M)
6. Proposed drainage easement for the area drainage from pipe under Chestnut Grove Road that handles the discharge from the Chestnut Park Detention Pond through the properties consistent with the Wetlands Map Inventory exhibit. Note that easement centered on drainage path in lieu of requirements of 435-34. C. – define low point

IV. General Comments

1. Update references throughout the Plan from previous Subdivision Ordinance references (e.g., General Notes, Paragraph 18).
2. Add septic system easement area color to site legend.
3. Action by board on waiver requests must be completed prior to plans recording.
4. Provide written response to revisions made on plan regarding engineer's comments.
5. Don't remove General Note # 13 as it needs to be updated under current ordinance

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FINAL PLANS FOR
BONNIE B
SHEAFFER

It was moved by Commissioner Fiscus, seconded by Commissioner Baker, and unanimously carried to table the review of the Final Subdivision Plan of Plan Book HH, Page 404, Lot No. 1 for Bonnie B Sheaffer – 2 Lots until the September 22, 2022 Planning Commission Meeting.

PRELIMINARY
PLANS FOR
CHESTNUT GROVE

It was moved by Commissioner Sabia, seconded by Commissioner Baker, and unanimously carried to table the review of the Preliminary Subdivision and Land Development Plan for Chestnut Grove – 85 Units – until the September 22, 2022 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Sabia, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary