

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 27, 2020
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ROLL CALL

COMMISSIONERS – Linda Fiscus and Perry Bates

COMMISSIONER ZOOM ATTENDEE – Alexis Isenberg,
Earnie Zimmerman, Brian Linsenbach, and Chad Reed

ATTENDEES – Phillip Brath, Faye Romberger, Edward
Davis, Jason Gutshall, Peter Wertz, Bill Gladstone, and Tom
Comitta

ZOOM ATTENDEES – Peggie Williams, Richard Fager, Carl
Parisi, and Matt McAneny

CALL TO ORDER

Chairman Bates 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.

**APPROVAL OF THE
JULY 14, 2020
MINUTES**

It was moved by Commissioner Fiscus, seconded by
Commissioner Zimmerman, and unanimously carried to
the approve the July 14, 2020 Planning Commission Public
Meeting Minutes as submitted.

**APPROVAL OF THE
JULY 23, 2020
MINUTES**

It was moved by Commissioner Fiscus, seconded by
Commissioner Zimmerman, and unanimously carried to
the approve the July 23, 2020 Planning Commission Meeting
Minutes as submitted.

**APPROVAL OF THE
JULY 23, 2020
MINUTES**

It was moved by Commissioner Fiscus, seconded by
Commissioner Zimmerman, and unanimously carried to
the approve the July 23, 2020 Planning Commission Public
Meeting Minutes as submitted.

**APPROVAL OF THE
AUGUST 04, 2020
MINUTES**

It was moved by Commissioner Fiscus, seconded by
Commissioner Zimmerman, and unanimously carried to
the approve the August 04, 2020 Planning Commission Public
Meeting Minutes as submitted.

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APPROVAL OF THE
AUGUST 11, 2020
MINUTES

It was moved by Commissioner Fiscus, seconded by Commissioner Zimmerman, and unanimously carried to approve the August 11, 2020 Planning Commission Public Meeting Minutes as submitted.

PRELIMINARY/
FINAL PLANS FOR
R.F. FAGER
COMPANY
FACILITY

It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request pertaining to a preliminary plan application is required. (Section 435-13) for the Preliminary/Final Subdivision and Land Development Plan for R.F. Fager Company Facility – 2 Lots as per Phillip Brath’s Comment Letter dated August 26, 2020. (Applicant requesting waiver from Ordinance Requirement)

It was moved by Commissioner Fiscus, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request pertaining to sidewalks shall be provided to provide access to and/or within a commercial, industrial, or other community facilities (Section 435-45.B) Provide passage (sidewalk) along frontage for the Preliminary/Final Subdivision and Land Development Plan for R.F. Fager Company Facility – 2 Lots as per Phillip Brath’s Comment Letter dated August 26, 2020. (Applicant requesting waiver from Ordinance Requirement)

It was moved by Commissioner Isenberg, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request pertaining to provide road widening along Spring Lane Road (Section 435-39.D(1) for the Preliminary/Final Subdivision and Land Development Plan for R.F. Fager Company Facility – 2 Lots as per Phillip Brath’s Comment Letter dated August 26, 2020. (Applicant requesting waiver from Ordinance Requirement)

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PRELIMINARY/
FINAL PLANS FOR
R.F. FAGER
COMPANY
FACILITY
CONTINUES

It was moved by Commissioner Isenberg, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request pertaining to provide curbing along Spring Lane Road (Section 435-45.C) for the Preliminary/Final Subdivision and Land Development Plan for R.F. Fager Company Facility – 2 Lots as per Phillip Brath’s Comment Letter dated August 26, 2020. (Applicant requesting waiver from Ordinance Requirement)

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Subdivision and Land Development Plan for R.F. Fager Company Facility – 2 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated August 26, 2020:

II. Subdivision (Ordinance No. 2018-242)

1. Landscape screening shall be shown on the North and West property lines. We understand trees are to be protected and remain in these areas, however, it appears some of the areas along the property lines will be disturbed and screening is not shown as replaced.
2. Roadway widening is required along the full frontage of the project. (Section 435-39). As agreed at the Planning Commission, street widening will be required on Gettysburg Pike and recommended as waived for Spring Lane in exchange for improvements to the intersection of Gettysburg Pike and Spring Lane Road. The plans shall include details of the proposed right turn lane on Gettysburg Pike at the intersection with Spring Lane Road that are acceptable to the Township prior to approval of the Plans.
3. Provide agreement to serve for Water service. (Section 435-46.D & 47.E)

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COMPANY
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CONTINUES

4. Spring Lane Road is classified as a Collector Roadway, widening is required to the specifications of a collector road. (Section 435-39.D(1) Applicant has proposed to enter into a fee in lieu agreement for Spring Lane Road widening.
5. All certificates must be signed, sealed, and dated after last submission revision date. (Section 435-28.B/28.C/36.A)
6. Applicable waivers, special exceptions, conditional uses, or variances and ate of action by Board shall be provided on the plan. (Section 435-26.O)
7. All outstanding fees must be paid prior to recording Plan. (Section 435-36.M)
8. A Recreation area dedication or fee shall be provided in accordance with Section 435.43.B.
9. Provide developer’s agreement and an improvement guarantee in accordance with Article 13 and construction inspection escrow must be established with Township prior to plan’s recording. (Section 435.36.K & 1/435-71.C) The Opinion of Probable Costs for public improvements shall be updated and shall be acceptable to the Township prior to recording the plan.

III. Stormwater Management (Ordinance No. 2011-216)

1. Submit drawings and reports and provide notification from the York County Conservation District or DEP that an acceptable erosion and sedimentation control plan/NPDES/PCSM plan has been submitted and approved by that agency. (Section 435-36.O/428-12)
2. Description of an ownership and maintenance program, in a form that can be incorporated into a stormwater easement agreement at the Recorder of Deeds for York County. This form shall clearly set forth the ownership and maintenance responsibilities for all temporary and permanent stormwater management facilities which shall include subsections A, B, and C. (Section 303.F.7)
3. Financial Security for the completion of Stormwater Management Facilities as set forth in Article V of this Ordinance. (Section 303.H)
4. Update and sign and seal all stormwater Management plans and reports. (Section 401.B)

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PRELIMINARY/
FINAL
LAND
DEVELOPMENT
PLAN FOR
DILLSBURG
MAVIS TIRE

It was moved by Commissioner Fiscus, seconded by Commissioner Zimmerman, and unanimously carried to the Board of Supervisors to grant the following waiver request for the Preliminary/Final Land Development Plan for Dillsburg Mavis Tire (1 Tristan Drive) as per Phillip Brath's Comment Letter dated August 25, 2020:

IV. Waivers

1. A preliminary plan application is required. (Section 435-13) **The applicant has requested a waiver.**
2. Dead-end aisles in parking areas are not allowed. (Section 435-45.A.11) **The applicant has requested a waiver to permit shallow turn around areas.**
3. Provide a Site Context Map. (Section 435-27.J) **The applicant has requested a waiver.**
4. Provide an Existing Resources and Site Analysis Plan. (Section 435-27.K) **The applicant has requested a waiver.**
5. Provide a Preliminary Resource Impact and Conservation Plan. (Section 435-27.L) **The applicant has requested a waiver.**
6. The distance from the top of the curb to the flow line of the gutter shall be eight inches for commercial developments. (Section 435-45.C.8.I) **The Applicant requested waiver from ordinance requirement to permit 6" curb.**
7. Spacing of trees within the landscape screens shall meet requirements of Section 435-52.E (4). **The applicant has requested a waiver to provide trees as shown.**

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CONTINUES

8. A stormwater management plan is required to be submitted and approved and a stormwater management permit issued. (Section 428-9.A) **The Applicant requested partial waiver.**
 - a. The Applicant has noted in the Stormwater Management Report that there will be an increase in rate for site stormwater. As the site proposed an increase in impervious area (an approximate increase of 4%), there is the potential for an increase in stormwater runoff volume as well as the noted rate increase.

The Applicant has noted in the Stormwater Narrative that the receiving Spring Lane Commons Subdivision was designed for 50-percent Building Coverage and 90-percent impervious coverage, and the proposed improvements are less than 50-percent.

It was moved by Commissioner Fiscus, seconded by Commissioner Zimmerman, and unanimously carried that the Spring Lane Road sidewalks will not be required.

It was moved by Commissioner Isenberg, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Land Development Plan for Dillsburg Mavis Tire contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated August 25, 2020:

II. Subdivision (Ordinance No. 2018-242)

1. Sidewalks shall be provided to provide access to and/or within a commercial, industrial, or other community facilities. (Section 435-45.B)
2. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28.B)
3. The Owners must sign the plan and date after last plan revision. (Section 435-28.C/36.A)

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4. Applicable waivers, special exceptions, conditional uses or variances and date of action by Board shall be provided on the plan. (Section 435-26.O)
5. All outstanding fees must be paid prior to recording Plan. (Section 435-36.M)
6. All Improvement guarantee in accordance with Article 13 and construction inspection escrow must be established with Township prior to plan's recording. (Section 435-36.K & L/435-71.C)

III. Stormwater Management (Ordinance No. 2011-216)

1. Provide an operation and maintenance agreement that clearly set forth the ownership and maintenance responsibilities for all permanent stormwater management facilities. (Section 303.F.7)
2. Financial Security for the completion of Stormwater Management Facilities as set forth in Article V of this Ordinance. (Section 303.H)
3. All stormwater Management plans and reports prepared in accordance with this Article shall be designed, signed, and sealed by individuals registered in the Commonwealth of Pennsylvania and qualified to perform such duties. (Section 401.B)

DILLSBURG
VENTURES
VILLAGE AT
SOUTH
MOUNTAIN

Tom Comitta, Peter Wertz, and Josh George are here tonight to discuss The Village of South Mountain project. They are proposing a Plan 18B.1 concept. The 18B.1 Plan proposes Residential Townhomes – 36 Units, Residential Apartments – 192 Units, Residential Single-Family Dwellings – 42 Units, Commercial Building 1 – 10,000 sq ft, and Commercial Building 2 -6,175 sq ft.

Commissioner Fiscus stated she likes the concepts of 18B.1, but not all of the apartment units. Way too many apartments.

Commissioner Linsenbach stated the Commercial square footage of 16,175 must come up. The total number of apartment units is an issue.

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**SET PUBLIC
MEETINGS**

It was moved by Commissioner Fiscus, seconded by Commissioner Zimmerman, and unanimously carried to set Planning Commission Public Meetings for September 10, 2020, September 15, 2020, and September 24, 2020 to discuss the proposed changes to the Carroll Township's Zoning Map and Zoning Ordinance at 6:30 p.m.

ADJOURNMENT

It was moved by Commissioner Isenberg, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 8:42 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary