

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 15, 2022  
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ROLL CALL	COMMISSIONERS – Linda Fiscus, Chad Reed, Vincent Sabia, Todd Ryan, Ken Baker, Earnie Zimmerman, and Matthew McAneny  ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, Greg Holeman, Tony Hull, Wayne Leshner, Doug Brehm, and Denise Bleiler
CALL TO ORDER	Chairman Reed 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.
PUBLIC COMMENTS	Chairman Reed called for public comments. There were no public comments.
APPROVAL OF THE NOVEMBER 17, 2022 MINUTES	It was moved by Commissioner Zimmerman, seconded by Commissioner Sabia, and unanimously carried to approve the November 17, 2022 Planning Commission Meeting Minutes as submitted.
PRELIMINARY PLANS FOR R AND S FENCE COMPANY TABLED	It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to table the review of the Preliminary Subdivision and Land Development Plan for R and S Fence Company until the January 26, 2023 Planning Commission Meeting.
FINAL LAND FOR DEVSPIRE LLC KATAPULT ENGINEERING 54 OLD YORK ROAD TABLED	It was moved by Commissioner McAneny, seconded by Commissioner Ryan, and unanimously carried to table the review of the Drawings for Final Land Development Plan for Devspire LLC Katapult Engineering, 54 Old York Road, Dillsburg, PA until the January 26, 2023 Planning Commission Meeting.

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PRELIMINARY/  
FINAL PLANS FOR  
CARROLL  
TOWNSHIP  
TOWNHOMES  
TABLED

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to table the review of the Preliminary/Final Subdivision and Land Development Plan for Carroll Township Townhomes West Siddonsburg Road & Ore Bank Road (Dillsburg Land LLC) – 94 Dwelling Units until the January 26, 2023 Planning Commission Meeting.

FINAL PLANS FOR  
THE ESTATE OF  
BONNIE B  
SHEAFFER  
APPROVAL

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Final Subdivision Plan of Plan Book HH, Page 404, Lot No. 1 for the Estate of Bonnie B. Sheaffer – 2 Lots as per Phillip Brath Comment Letter dated December 12, 2022:

IV. Waivers

1. Provide Context Map (4335-27. J)
2. Provide preliminary resource impact and conservation plan (435-27. L)
3. Provide existing resources and site analysis plan (435-27.K)

It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of Plan Book HH, Page 404, Lot No. 1 for the Estate of Bonnie B. Sheaffer 2 Lots contingent upon addressing all of the following comments in Phillip Brath Comment Letter dated December 12, 2022:

II. Zoning

1. Verify that the proposed 1-acre lot size is adequate for on-lot sewage disposal as determined by PA DEP. (450-202.G).

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FINAL PLANS FOR  
THE ESTATE OF  
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SHEAFFER  
APPROVAL  
CONTINUES

III. Subdivision Ordinance (Chapter 435)

1. Land development submittals must comply with the Zoning Ordinance prior to Land Development plan approval. (435.11.C)
2. Location map is not legible (435-23.D); (REMOVED)
3. Location map must relate property to two intersections (435-24.C); (REMOVED)
4. Sanitary sewer planning must be approved (435-27.B).
5. Verify that right-of-way agreement to Bleiler property allows for additional residential lot with respect to access and maintenance responsibilities (435-27.N(2));
6. All certificates must be executed and dated after last revision on plan (435-28.B);
7. The owners must sign the plan and date after the latest revision of the plan (435-28.C).
8. All outstanding fees must be paid prior to plans recording (435-36.M).
9. A one-hundred-foot setback from on-lot disposal systems must remain on the subject property and must not extend onto any adjacent property, without the owner's approval via a recorded easement. (435-46.G) Easement shall be clearly delineated.

V. General Comments

1. Request plan preparer response in writing to Engineer's revision comments with revised submissions:
2. New legal descriptions for proposed Lot 5 and Residual Lot 1 should be provided at the time of plan recording, so that the county tax map is updated.
3. Fix Lot Area table.

CONDITIONAL USE  
APPLICATION  
2023-001  
NBP PHASE 1  
LOT #4  
CROSSROADS  
COMMERCIAL  
DEVELOPMENT

It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to table the review of Conditional Use Application 2023-001 – Crossroads Commercial Development, LLC Northern Business Park (NBP) Phase 1 – Lot #4 until the January 26, 2023 Planning Commission Meeting.

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CONDITIONAL USE  
APPLICATION  
2023-002  
NBP PHASE 2  
LOT #2  
CROSSROADS  
COMMERCIAL  
DEVELOPMENT  
CONTINUES

It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to table the review of Conditional Use Application 2023-002 – Crossroads Commercial Development, LLC Northern Business Park (NBP) Phase 2 – Lot #2 until the January 26, 2023 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Zimmerman, seconded by Commissioner Sabia, and unanimously carried to adjourn the meeting at 7:04 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary