

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
DECEMBER 16, 2021
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ROLL CALL	COMMISSIONERS – Linda Fiscus, Chad Reed, Alexis Isenberg, Earnie Zimmerman, Todd Ryan, and Vincent Sabia ATTENDEES – Phillip Brath, P.E., Faye Romberger, Chris Hoover, Jillian Podoshez, Todd Lyons, Robbie Reeves, Amy Turnbaugh, Joel Turnbaugh, and Janet Turnbaugh
CALL TO ORDER	Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:34 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 MAY 27, 2021 MINUTES	It was moved by Commissioner Fiscus, seconded by Commissioner Sabia, and unanimously carried to approve the May 27, 2021 Planning Commission Meeting Minutes as submitted.
APPROVAL OF THE OCTOBER 28, 2021 MINUTES	It was moved by Commissioner Fiscus, seconded by Commissioner Sabia, and unanimously carried to approve the October 28, 2021 Planning Commission Meeting Minutes as submitted.
PRELIMINARY/FINAL PLANS FOR 45 OLD YORK ROAD TABLED	It was moved by Commissioner Ryan, seconded by Commissioner Isenberg, and unanimously carried to table the review of the Preliminary/Final Subdivision Plan of 45 Old York Road – 6 Lots until the January 27, 2022 Planning Commission Meeting.

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FINAL PLANS FOR
HAZEL N. WILEY

It was moved by Commissioner Ryan, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan for Hazel N. Wiley – 2 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated December 14, 2021:

II. Zoning (Chapter 450/Ordinance No. 2021-250)

1. Revise the General Lot Information Table to reflect the Residential Suburban -1 Zoning District. (Section 405-203.F) Also revise setbacks shown on the plan accordingly.

III. Subdivision (Chapter 435/Ordinance No. 2018-242)

1. The Plan may be processed as a Minor Plan. (§435-15)
2. Provide and address all York County Planning Commission Review Comments. (§435-13. F/14. F)
3. Verify access for Bennett property is not being extinguished with this plan. Provide existing right-of-way documentation. (§435-21. D. a)
4. Provide additional road right-of-way along Pine Street. (§435-39. D.1/435-21. E.9)
5. A lot consolidation deed must be recorded with the minor plan subject to solicitor’s review (§435-21. E.10)
6. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (§435-28. B)
7. The Owners must sign the plan and date after last plan revision. (§435-36.M)
8. All outstanding fees must be paid prior to recording Plan. (§435-36.M)

IV. General Comments

1. Remove Township Sewage Enforcement Officer Statement from the plans
2. Revise the route number for Pine Street (T-861)

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FINAL PLANS FOR
LOT 14 FOR
FIELDSTONE
CREST PHASE I

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan of Plan Book 2666, Page 2486, Lot No. 14 for Fieldstone Crest Phase I (102 Lightfoot Lane and 283 Ore Bank Road)– 2 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated December 14, 2021:

II. Zoning (Chapter 450/Ordinance No. 2021-250)

1. Revise the Proposed Minimum Lot Width in the General Lot Information Table. (Section 405-202.G)

III. Subdivision (Chapter 435/Ordinance No. 2018-242)

1. Provide and address all York County Planning Commission Review Comments. (§435-13. F/14. F)
2. The Plan may be processed as a Minor Plan. The title shall be updated to Final Minor Subdivision Plan. (§435-15) The Plan shall be revised to show an address as 102 Lightfoot Lane.
3. Remove Township Sewage Enforcement Officer Statement form the plans.
4. Verify the address and owner is correct in Site Data Note 1 for Equitable Owner Dorcas Eaken.
5. Provide complete and readable metes and bounds for both properties. (§435-21. B.2)
6. A lot consolidation deed must be recorded with the minor plan subject to solicitor’s review (§435-21. E.10)
7. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (§435-28. B)
8. The Owners must sign the plan and date after last plan revision (§435-28.C/36. A)
9. All outstanding fees must be paid prior to recording Plan. (§435-36.M)

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**SET MEETING
DATES AND TIMES
FOR 2022**

It was moved by Commissioner Ryan, seconded by Commissioner Sabia, and unanimously carried to set the meeting dates and time for 2022 as following:

The Carroll Township Planning Commission will meet the fourth Thursday of each month at 6:30 p.m. The meeting dates for 2022 are January 27, February 24, March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 27, November 17 (Third Thursday), and December 15 (Third Thursday).

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to adjourn the meeting 7:33 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary