



**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 18, 2025  
Page 2 of 4**

3. Provide Existing Resources and Site Analysis Plan. (§ 435-27.K)
4. Provide a Preliminary Resource Impact and Conservation Plan. (§ 435-27.L)
6. Curbing shall be constructed along all existing street frontages. (§ 435-45.C)
7. Provide a grading plan for all subdivisions. (§435-26.N)
8. Provide a Stormwater Plan for all subdivisions. (§435-27.1)

It was moved by Commissioner McAneny, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to deny the following waiver request unless a fee-in-lieu-of is paid, to be determined by the Township Engineer. The fee-in-lieu-of is not to include the existing lot only the new created lot;

5. Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed. (§435-39.D.1) The Applicant has requested a modification to provide a fee in lieu, consistent with other subdivision plans along Chestnut Grove Rd.

It was moved by Commissioner McAneny, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of 90 Chestnut Grove Road for Roald B. and Sharon L. Colvin contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated December 11, 2025:

III. Comment or Corrective Items: Zoning

1. Add the following note to the plan: "Prior to issuance of a certificate of occupancy, the applicant shall draw a raw water sample and, as a minimum, have a certified lab test for total coliform bacteria, nitrates, total dissolved solids, and pH levels. All testing reports shall state the name of the individual performing the test, procedures used for sampling, time and date of sampling, and the location

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 18, 2025  
Page 3 of 4**

from which the sample was taken.” (§450-430.B) There are identified wells within ¼ mile of the site with elevated nitrate levels.

IV. Comment or Corrective Items: Subdivision and Land Development

1. A 100’ setback from on-lot disposal systems must remain on the subject property and must not extend onto any adjacent property, without the adjacent property owner’s approval via a recorded easement. (§435-46.G). Show easement on Plan.
2. Provide York County Planning Commission comments on the Plan (§435.14.F).
3. Provide a waiver request on the Township form Appendix No. 6, for each waiver. (§435-16) .
4. Revise the reference to Nursey Road in the waiver justification.
5. Show the location of the required shade trees. (§435-52.D).

V. Outside Agency Approvals Required Prior to Recording the Plan

1. Sanitary sewer planning must be approved prior to recording the plan. (435-27.B);

VI. Administrative Comments:

1. Confirm in writing that monuments and markers are placed prior to recording the Plan. (§435-44)
2. Waivers Section shall be updated on the Plan with dates based on the Board's action. (§435-26.K),
3. All certificates must be executed and dated after last revision on plan (435-28.B);
4. The owner must sign the plan and date it after the latest revision on the plan (435-28.C);
5. All outstanding fees, including recreation fees, must be paid prior to plan recording. (435-36.M) The applicant has offered a fee in lieu to meet park and open space provisions. (§435-43).

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 18, 2025  
Page 4 of 4**

It was moved by Commissioner McAneny, seconded by Commissioner Baker, and unanimously carried to authorize Earnie Zimmerman, Vice-Chairman of the Board, to execute the Sewage Facilities Planning Module Component 4A – Municipal Planning Agency Review on behalf of the Carroll Township Planning Commission for the Sewage Planning Module for 90 Chestnut Grove Road – Ronald B. and Sharon L, Colvin Subdivision.

ROGER AND  
MARY PETRONE  
AND FREDERICK  
AND ANNETTE  
MYERS SEWAGE  
FACILITIES  
PLANNING MODULE  
COMPONENT 4A

It was moved by Commissioner McAneny, seconded by Commissioner Borkenhagen, and unanimously carried to authorize Earnie Zimmerman, Vice-Chairman of the Board, to execute the Sewage Facilities Planning Module Component 4A- Municipal Planning Agency Review on behalf of the Carroll Township Planning Commission for the Sewage Planning Module for Roger and Mary Petrone and Frederick and Annette Myers Subdivision.

ADJOURNMENT

It was moved by Commissioner McAneny, seconded by Commissioner Borkenhagen, and unanimously carried to adjourn the meeting at 7:09 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary