

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 19, 2019  
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- ROLL CALL** COMMISSIONERS – Perry Bates, Linda Fiscus, Chad Reed, Alexis Isenberg, Brian Linsnbach, and Todd Ryan
- ATTENDEES – Phillip Brath, Faye Romberger, Tom Comitta, and Charlie Courtney
- CALL TO ORDER** Chairman Bates 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.
- TABLE OF THE OCTOBER 24, 2019 MINUTES** It was moved by Commissioner Ryan, seconded by Commissioner Reed, and unanimously carried to table the approval of October 24, 2019 Planning Commission Meeting Minutes until the January 23, 2020 meeting.
- THE VILLAGE AT SOUTH MOUNTAIN** Mr. Tom Comitta is here tonight to discuss the The Village at South Mountain project. There was a lot of discussion and concerns on this project again. Some of the items discussed were:
1. Traffic Study and concerns on Harrisburg Pike, W. Siddonsburg Road, Ore Bank Road and Logan Road.
  2. Look into an entrance off Harrisburg Pike. The plan is not flexible without the Harrisburg Pike entrance. The Plan can be flexible on other items if the Harrisburg Pike entrance is constructed.
  3. Update on Logan Road widening and paving
  4. Don't do the plan as a TND
  5. Soften the curves on Logan Road
  6. Commercial only having right turn in and out
  7. Lot size - could they change to larger lots
  8. Three stories could be a problem
  9. Traffic study when will it be done
  10. Apply for PennDOT permits
  11. What is the time frame as far as submitting the Preliminary Plan
  12. The exit closest to the Logan Park entrance should be lined up to the park entrance.
  13. Density of the property with the total number of units

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14. Major street improvements for Harrisburg Pike, Logan Road, W. Siddonsburg Road, and Ore Bank Road
15. Streets layout
16. Sidewalks along Logan Road
17. Right-of-ways

The Planning Commission Members gave Mr. Comitta a long list of items to address again. Mr. Comitta is going to take the concerns back to the developers and re-sketch the plan and come back to the Planning Commission Meeting in January 2020.

**FINAL PLANS FOR  
LINSENBACH AND  
MC CONNELL**

It was moved by Commissioner Ryan, seconded by Commissioner Isenberg, and carried to recommend to the Board of Supervisors to grant the following waiver request for the Final Subdivision Plan of Re-Configuration and Consolidation of Tax Parcels 20-OB-91D, 20-OB-95 and 20-OB-98 for Brian C Linsench and Pauline Ann and Dean A. McConnell off Cold Springs Road, Dillsburg, PA as per Phillip Brath's Comment Letter dated December 19, 2019:

**V. Waivers**

1. Provide a wetland study. (Section 506.7/606)
2. Provide a Site Context Map. (Section 506.10/606)
3. Provide an Existing Resources and Site Analysis Plan. (Section 506.11/606)
4. Provide a Preliminary Resource Impact and Conservation Plan. (Section 506.12/606)
5. Item number 8.a,b & c under Subdivision (Ordinance No. 2018-242) can be waived which includes
  8. Show the following existing features from Section 504:
    - a. The location of existing healthy trees with a caliper of six (6') inches or more as measured at a height of four and one-half (4 ½") feet above existing grade. (Section 504.6)
    - b. The location of steep slopes (areas possessing slopes between fifteen (15%) percent and twenty five (25%)

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- percent and areas exceeding twenty five (25%) percent. (Section 504.7)
- c. The location of rock outcrops. (Section 504.8)

Commissioner Linsenbach abstained from the vote.

It was moved by Commissioner Ryan, seconded by Commissioner Isenberg, and carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of Re-Configuration and Consolidation of Tax Parcels 20-OB-91D, 20-OB-95 and 20-OB-98 for Brian C Linsenbach and Pauline Ann and Dean A. McConnell off Cold Springs Road, Dillsburg, PA contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated December 19, 2019:

II. Zoning (Ordinance No. 2006-7 amended 3/2010)

- 1. Confirm this subdivision is consistent with the Decisions and Conditions of the Zoning Hearing Board referenced in Note 13.

III. Subdivision (Ordinance No. 2018-242)

- 1. The submitted Plan is not consistent with requirements of Section 305 for Minor Plan Applications, therefore it is not a Minor Plan. The plan name should be revised to remove the work Minor. (Section 305).
- 2. All certificates must be signed, sealed, and dated after last submission revision date. (Section 607.1)
- 3. The Owners must sign the plan and date after last plan revision. (Section 607.1)
- 4. Provide a deed of consolidation, approved by the Township Solicitor, for recording with the Plan. (Section 402.5.J)
- 5. Sewer Planning for Subdivision shall be approved and noted on the plan prior to final plan approval. (Section 709/607.15)
- 6. Applicable waivers, special exceptions, conditional uses or variances and ate of action by Board shall be provided on the plan. (Section505.15)

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7. The Applicant shall resubmit waiver requests with the correct numbers. (Section 306.3)
8. Add soil boundaries (Section 504.9)
9. Private right-of-way as a sole means of access to and from a subdivision is prohibited. (Section 719) Provide documentation related to the establishment and requirements related to the right-of-way to determine compliance or required waivers.

IV. General Comments

1. Address all York County Planning Commission Review Comments.

VI. Waivers requested that appear not applicable

1. Where a subdivision abuts or contains an existing street of inadequate right-of-way, width, pavements, the street shall be reconstructed to meet current Ordinance requirements. (Section 702.4)
2. Provide curbs along the street frontage. (Section 708.3)
3. Provide street trees. (Section 505.17/715.4)
4. Sidewalk shall be provided in all residential areas where the majority of lots have less than one hundred twenty-five (125') feet of street frontage, or land developments with an average net density of three (3) or more dwelling units per acres. (Section 708.2.S)
5. Provide a Traffic Impact Study. (Section 506.3)
6. Provide Stormwater Management study. (Section 506.9)  
The structures are existing and there is no planned regulated activity so stormwater management planning is not needed.
7. Provide erosion and sediment control approval. (Section 507.8)

Commissioner Linsenbach abstained from the vote.

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**SET MEETING  
DATES AND TIMES  
FOR 2020**

It was moved by Commissioner Ryan, seconded by Commissioner Linsenbach, and unanimously carried to set the meeting dates and time for 2020 as following:

The Carroll Township Planning Commission will meet the fourth Thursday of each month at 6:30 p.m. The meeting dates for 2020 are January 23, February 27, March 26, April 23, May 28, June 25, July 23, August 27, September 24, October 22, November 19 (Third Thursday), and December 17 (Third Thursday).

**ADJOURNMENT**

It was moved by Commissioner Ryan, seconded by Commissioner Reed, and unanimously carried to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary