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3. All parking lots and loading areas must be paved and curbed (435-45.A(2)) Applicant is requesting waiver in Letter. Applicant shall provide waiver document delineating what is requested as waived and what is provided.
4. Curbs shall be constructed along all street frontages that are contiguous to the development, both sides of proposed access drives and along front of all non residential buildings (435-45.C). Applicant is requesting waiver.
5. The access drive shall be curbed. (§435-41.J) Applicant is requesting waiver. Applicant shall provide waiver document.
6. Where a Land Development Application abuts an existing street of inadequate pavement width, said street shall be reconstructed to current requirements. (435- 39.D(1)) Applicant is requesting waiver in Letter. Applicant shall provide waiver document.

It was moved by Commissioner Fiscus, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision and Land Development Plans for R & S Fence Company contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated February 16, 2023:

II. Subdivision and Land Development (Chapter 435)

1. Highway Occupancy Permit must be provided for access drive prior to plan recordings. Provide permit number on plan 435-36.0(2) and 435-41.A(3)(a);
2. Provide a detailed drawing of type of standard and light fixture shall be provided. Lighting detailed not found on sheet LD-8.
3. Provide proof of NPDES and E&S control approval (435-28.H & 435-36.P);
4. Applicant is providing a fee-in-leu of mandatory dedication of park and open space based on 3,500 s.f. per acre of disturbed area (435-43.B(2));

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5. Plan Certification must be signed and dated, after last revision, by individual responsible for plan & report content (435-28.C);
6. Owners Certification Statements must be executed and dated after last revision date on plans (435-36);
7. Outstanding fees must be paid prior to plans recording (435-36.M);
8. Guarantee of improvements will be needed for public improvements (435-39.D(3) and 345-36.K).

III. Stormwater Report

1. Pages 23 through 33– Drainage Area 1 Post Development Computations – HydroCAD lists drainage area as 5.41 Acres. The Map and report narrative indicate 5.76 Acres. Please investigate this apparent discrepancy.
2. Pages 45 through 55 – Drainage Area 1 Basin Routing Computations – HydroCAD lists the drainage area as 5.41 Acres. The Map and report narrative indicate 5.76 Acres. Please investigate this apparent discrepancy.
3. Pages 81 through 94 – Revise All references “Pond 3” to “Pond 2” to be consistent with the plans.
4. Infiltration Testing - Pages 96 (Probes A, B, C, & D), and 98 (Probes E, F, G, & H), Reference is made that the testing was performed between probe locations, but testing appears to have occurred at each probe. The reference should be removed.
5. Pages 96 through 99 – Infiltration Testing – All test locations. Provide surface elevation and elevation of infiltration tests.
6. Page 101 – PADEP Water Quality work Sheets – Review all PADEP worksheets to be consistent with designs and plans. For example, For Drainage area 3, the General information tab lists Drainage Area for DP 001 of 3.04 Acres and Undetain Area of 4.91. However, the plan and HydroCAD lists the drainage area for DP 001 as 3.14 and the map indicates Undetain area of 4.81. Page 102 – PADEP Water Quality work Sheets – Drainage Area 3 Volume Tab – Preconstruction Drainage area is 3.84. Indicate how that was determined and show on plans. Post Construction Conditions – Open Space is 2.24 Acres while

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HydrCAD lists 1.29 Acres. Impervious Area is listed as 1.60 Acres, HydroCAD lists 1.85 Acres. Please investigate this apparent discrepancy.

7. Page 120 – Standard Worksheet #23 – Outlet numbering, and dimensions do not match Plan, Sheet PC5. Also, no velocity values entered, or calculations found to confirm R-3 Riprap is sufficient.
8. Include within the report the calculations for the Stilling Basin design at EW-4

Plans

1. Comments for Sheet PC5
 - a. Basin 1 and 2 Emergency Spillway Detail – Include water surface elevation for the 100-year unrouted blocked outlet condition to confirm spillway can convey flow.
 - b. Basin 1 and 2 Cross Section – Include invert elevation of clay core.
 - c. Cross Section Basin 1, Rock Dissipator at Endwall 1 – Included invert elevation, riprap size and thickness on the section. Also show top of riprap apron in line endwall apron as per Standard Construction Detail #9-1 on same sheet.
 - d. Cross Section Basin 2, Rock Stilling Basin at Endwall 4 – Included invert elevation, riprap size and thickness on the section. Also include Stilling Basin detail on the same sheet.
 - e. Retention Basin Floor Mix – Ernst Seed Mix description is ERNMX-126 while label on Basin 1 and 2 Sections indicate ERNMX-127. Investigate this apparent discrepancy.
 - f. Basin 1 and 2 – provide detail/description of amended soils.
 - g. Basin 2 Outlet Structure Detail – 100-Year storm indicator is to be below the top of grate elevation. Also, the 100-Year routed elevation should be revised to state 534.95 as per the 100-Year HydroCAD output report (page 93 of report)
2. Additional comments may be pending for the NPDES and E&S Permitting review from YCCD. Final Plan approval shall not be provided until E&S Plan and NPDES

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permitting is complete and file copies are provided to the Township.

V. General

1. Revise General Note #33 to reflect “Access” instead of “Driveway”.
2. Provide a concrete curb detail (unless waived).
3. Sidewalk section detail on Sheet LD8 shall be revised to concrete sidewalk.
4. Provide comment response letter to review comments.
5. A recorded deed of combined property must be recorded, and copy provided to the township.

Commissioner Ryan questioned the sheet flow, no curbing in the parking lots and access driveway. He questioned how is the swale going to be constructed. He has an issue with the swale as far as failing. He questioned the maintenance of the gravel parking so dirt and debris is not tracked out onto York Road.

Commissioner Baker is concerned about the impervious pavement if it is 100% going to the pond.

Commissioner Fiscus stated the site plan is wrong. Spring Lane Road is not intersected with Camp Ground Road.

Commissioner Zimmerman questioned what percentage is gravel vs macadam?

CHESTNUT GROVE
RESIDENTIAL
DEVELOPMENT
TABLED

It was moved by Commissioner Sabia, seconded by Commissioner Ryan, and carried to table the review of the Preliminary Subdivision and Land Development Plan for the Chestnut Grove Residential Development – 73 Lots (12 Single Family Semidetached, 60 Single Family Detached & 1 SWM Basin) until the March 23, 2023 Planning Commission Meeting.

Commissioner Baker voted no.

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54 OLD YORK ROAD
TABLED

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to table the review of the Drawings for the Final Land Development Plan 54 Old York Road, Dillsburg, PA – Devspire, LLC and Katapult Engineering until the March 23, 2023 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Sabia, and unanimously carried to adjourn the meeting at 8:38 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary