

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 24, 2022  
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ROLL CALL

COMMISSIONERS – Linda Fiscus, Chad Reed, Earnie Zimmerman, Todd Ryan, and Vincent Sabia

ATTENDEES – Phillip Brath, P.E., Faye Romberger, Chris Hoover, and Steve Hummel

CALL TO ORDER

Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:39 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  
JANUARY 27, 2022  
MINUTES

It was moved by Commissioner Sabia, seconded by Commissioner Ryan, and unanimously carried to approve the January 27, 2022 Planning Commission Meeting Minutes as submitted.

FINAL PLANS FOR  
TURKEYFOOT  
PROPERTIES, LLC

It was moved by Commissioner Fiscus, seconded by Commissioner Ryan, and unanimously carried to recommend recommend to the Board of Supervisors to grant the following waiver requests for the Final Subdivision Plan for Turkeyfoot Properties, LLC – 3 Lots as per Phillip Brath’s Comment Letter dated February 23, 2022:

III. Waivers Requested:

1. Provide a grading plan for all Subdivisions. (§435.26. N)
2. Provide a stormwater management plan at time of subdivision. (§435-27. I)
3. Site Context Map scale 1=200’ required to 1=400’. (§435-277.J) **This waiver request was removed.**
4. Provide an Existing Resources and Site Analysis Plan. (§435-27. K)
5. Provide a Preliminary Resource Impact and Conservation Plan. (§435-27. L)
7. Provide curbing along existing street frontage per §435-45.C

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8. Provide metes and bounds for easements that do not follow property lines. (§435-50. A)

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to deny Waiver Request Number 6 pertaining to where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed and ROW dedicated. (§435-39. D.1) contingent upon the applicant paying a fee-in-lieu of instead.

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan for Turkeyfoot Properties, LLC – 3 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated February 23, 2022 and York County Planning Commission comments:

- II. Subdivision (Chapter 435 / Ordinance No. 2018-242)
  1. The plan shall be legible in every detail to the satisfaction of the Township. The site context legibility for recording is a concern. (Section 435-23. D)
  2. Provide the access easement for the proposed private right-of-way (shared driveway). (§ 435-26. F)
  3. Provide the restrictions and conditions of Appendix 9 on the plan related to the private-right-of-way. (Section 435-56.C) (appendix 9 is attached)
  4. Unless improvement is waived or fee-in-lieu is provided, provide typical cross-section for any existing street which will be improved as part of the application. (§435-26. I)
  5. Sewer Planning for Subdivision shall be approved prior to final plan approval. (§ 435-36. O.1/435-27. B)
  6. Update waivers once approved with dates of action by the Board prior to recording the plan (§ 435- 26.O)
  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)

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9. Provide proposed Recreation Fee-in-lieu prior to recording plan. (§ 435-43/435-69).
10. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (§ 435-36.M)
11. Where improvements are proposed, provide financial security in accordance with Article 13. (§ 435-72)

IV. Roadway Widening Recommendations:

1. Spring Lane is on the Township list of roads to be improved and widened.
2. Spring Lane Road is classified as a Collector Roadway; widening is required to the specifications of a collector road (36' wide). The section previously widened is 29' wide. This section should be widened to a minimum of 29'.
3. A general roadway improvement fee for non-engineered roadway widening improvements is being increased and set at \$49.00 per square yard for 2022.
4. The road improvement fee in lieu calculation:
  - a. The submitted plan shows Spring Lane as approximately 20-foot wide cartway.
    - i. Required widening on one side would be  $(29'-20')/2$  or 4.5'.
    - ii. The length of frontage is from 809 LF.
    - iii. Therefore, required widening would equal 404.5 square yards.
    - iv. Total required widening equals 404.5 square yards for \$49.00 per square yard.
  - b. The minimum recommended amount to accept for an offer of a fee in lieu of construction should be set at \$19,820.00.

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ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary