

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 27, 2020  
Page 1 of 4**

ROLL CALL

COMMISSIONERS – Linda Fiscus, Chad Reed, Alexis Isenberg, and Brian Linsenbach

ATTENDEES – Phillip Brath, Faye Romberger, Tom Comitta, Charlie Courtney, Bill Eichelberger, and Chris Hoover

CALL TO ORDER

Secretary Reed 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.

APPROVAL OF THE  
JANUARY 23, 2020  
MINUTES

It was moved by Commissioner Isenberg, seconded by Commissioner Linsenbach, and unanimously carried to approve the January 23, 2020 Planning Commission Meeting Minutes as submitted.

REVISED FINAL  
PLANS FOR  
245 NURSERY ROAD  
ECI PROPERTIES

It was moved by Commissioner Isenberg, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests 1, 2, 3, and 5 and add Subdivision comments 12 - 15 for the Revised Final Subdivision Plan of 245 Nursery Road – ECI Properties Limited Partnership contingent upon the Engineer submitting a written waiver request form for Subdivision Comments 12 – 15 as per Phillip Brath’s Comment Letter dated January 17, 2020:

**IV. Waivers Requested**

1. Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed per Section 435-39.D.1. **Applicant requested waiver from ordinance requirement.**
2. Provide sidewalks along existing street frontage per Section 435-45.B. **Applicant requested waiver from ordinance requirement.**
3. Provide curbing along existing street frontage per Section 435-45.C. **Applicant requested waiver from ordinance requirement.**

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 27, 2020  
Page 2 of 4**

REVISED FINAL  
PLANS FOR  
245 NURSERY ROAD  
ECI PROPERTIES  
CONTINUES

4. Provide street trees along existing street frontage per Section 435-52.D. **Applicant requested waiver from ordinance requirement; however, trees have been recently planted by the owner.** These street trees should be shown on the plan and waiver request removed accordingly. **(Waiver Request #4 was removed from the waivers)**
5. Provide a stormwater management plan. (Section 435-27.I) **Applicant requesting modification from ordinance requirement to defer until building permit is submitted.**

The following items were removed from the Subdivision Comments and put under the Waiver Request contingent upon the Engineer submitting a written request:

12. Provide a Wetland Study. (Section 435-27.G)
13. Provide a Site Context Map. (Section 435-27.J)
14. Provide an Existing Resources and Site Analysis Plan. (Section 435-27.K)
15. Provide a Preliminary Resource Impact and Conservation Plan. (Section 435-27.L)

It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Revised Final Subdivision Plan for 245 Nursery Road – ECI Properties Limited Partnership – Reducing 4 Lots to 2 Lots contingent upon addressing all of the comments in Phillip Brath’s Comment Letter dated January 17, 2020:

**II. Subdivision (Ordinance No. 2018-242)**

1. The submitted Plan is not consistent with requirements of Section 435-15 for Minor Plan Applications, therefore it is not a Minor Plan. The Plan does not require filing of a Preliminary Plan under Section 435-13. Revise the Plan name to remove the word “Minor” and add “Final”.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 27, 2020  
Page 3 of 4**

REVISED FINAL  
PLANS FOR  
245 NURSERY ROAD  
ECI PROPERTIES  
CONTINUES

2. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28.B)
3. The Owners must sign the plan and date after last plan revision. (Section 435-28.C/36.A)
4. Provide a deed of consolidation, approved by the Township Solicitor, for recording with the Plan and place a note on the plan requiring consolidation. (Section 435-36.P)
5. Revise waivers on cover sheet. Applicable waivers, special exceptions, conditional uses or variances and date of action by Board shall be provided on the plan. (Section 435-26.O)
6. Provide and address all York County Planning Commission Review Comments. (Section 435-13.F/14.F)
7. Revise Note 16. Place monuments and pins in accordance with Section 435-44 prior to recording Plan. (Section 435-71.C)
8. Revise the driveway detail to show no obstructions over (30”) in height. (Section 435-40 & Attachment 3)
9. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (Section 435-36.M)
10. Unless improvements are waived, provide a statement on the Plan that all public improvements will comply with the Township’s construction specifications. (Section 435-36.I)
11. Unless improvements are waived, an improvement guarantee in accordance with Article 13 and construction inspection escrow must be established with Township prior to plan’s recording. (Section 435-36.K & L/435-71.C)

**III. General Comments**

1. Revise site data on cover sheet to reflect number of proposed lots and acreage.
2. Revise the route number for Nursery Road T-897.
3. A proposed fence line is shown on the plan. A fence has been recently installed and should be reflected on the plan.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 27, 2020  
Page 4 of 4**

**THE VILLAGE AT  
SOUTH MOUNTAIN**

Mr. Tom Comitta and Charles Courtney, Esquire, are here tonight to discuss 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. Show Restaurant Pads in the Commercial Zone (with maybe an agreement if not built on within 3 to 5 years the apartments could be built on these sites)
2. Apartments are rental properties
3. Everything else is purchase own properties
4. Age target – Master bedroom on first floor living
5. Townhomes can't be age target

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 April 2020.

**SCHEDULE PUBLIC  
HEARINGS FOR  
PROPOSED  
CHANGES TO THE  
ZONING MAP AND  
ZONING ORDINANCE**

It was moved by Commissioner Fiscus, seconded by Commissioner Isenberg, and unanimously carried to schedule the public hearings for the proposed changes to the Carroll Township Zoning Map and amendments to the Carroll Township Zoning Ordinance for the following dates:

Thursday, April 02, 2020 at 6:00 p.m., Thursday, April 16, 2020 at 6:00 p.m., Thursday, April 23, 2020 at 6:30 p.m. and Thursday, May 07, 2020 at 6:00 p.m.

**ADJOURNMENT**

It was moved by Commissioner Isenberg, seconded by Commissioner Linsenbach, and unanimously carried to adjourn the meeting at 8:50 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary