

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 28, 2019
Page 2 of 4**

3. Provide an Erosion and Sediment Control Plan. (Section 502.b)
4. Provide Stormwater Management Plan per Stormwater Management Ordinance. (Section 502.e/602.j)
5. Provide a Traffic Impact Study per Section 714. (Section 502.c/602.k)
6. Identify any York County Natural Inventory Sites per 501.c. (4). (Section 601.d.5)
7. Provide a Woodlands Evaluation. (Section 502.k)
8. Provide copy of Wetlands Report for Tract. (Section 601.d.5) Confirm 2006 wetlands delineation has been updated by a wetlands scientist and new delineation performed or comply with Section 502.h.
9. Provide a Site Context Map per Section 501.b (1) if not submitting as a minor plan. (Section 601.d.1)
10. Provide existing resource inventory and site analysis plan per Section 501.b. (2). (Section 601.d.2)
11. Provide Preliminary Resource Impact and Conservation Plan per Section 501.b. (3). (Section 601.d.3)
12. Where a proposed subdivision abuts an existing street of inadequate width sufficient additional width shall be constructed. (Section 703.b.3)
13. Sidewalks are required along all existing street frontages. (Section 708.d)
14. Curbs shall be constructed along all existing street frontages that are contiguous to the development. (Section 708.e)

It was moved by Commission Reed, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan of Plan Book 2427, Page 2691, Lot No. 1 (Ironwood Tract) for Hershey Command Center Associates, LLC contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated January 22, 2019 and the new plan must meet the Township Engineer's approval. If not, the plan must come back to the Planning Commission for review:

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 28, 2019
Page 3 of 4**

II. Subdivision:

1. All certificates must be signed, sealed, and dated after last submission revision date. (Section 501.c.(5)(c))
2. The Owners must sign the plan (Section 501.b. (8)) and date after last plan revision.
3. Wetlands shall be shown on plans as provided in wetlands report and as depicted on existing conditions plan of the original preliminary subdivision plan. (Section 501.c.(4)(a)/601.d.(5)/502.h)
4. Provide approved HOP from PennDOT for Old York Road access for Lot 1. (Section 601.d.(6)/307) The HOP note on the cover sheet appears to apply to Lot 2 Access (Morgan Drive).
5. The location of existing and proposed survey monuments and markers according to Section 707. Proposed monuments and or iron pins at lot corners shall be depicted on the plan. (Section 601.f.(d))
6. Provide required and available safe stopping sight distance (SSSD) for each access to lots. (Section 703.d) Driveways must meet Pa DOT Title 67, Chapter 441 sight distance requirements.
7. Provide financial surety in accordance with Section 1301.

IV. General Recommendations

1. All fees must be paid prior to plans recording.
2. General Note #8 indicates that no area of plan offered for dedication. Please clarify if right-of-way was offered by a previous plan. If so, note on plan the recorded plan that offering was made for reference.
3. Final action by Board of Supervisors on waivers requested must be noted on plan prior to plans recording
4. We request the applicant respond in writing to comments.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 28, 2019
Page 4 of 4**

SET MEETING
DATES AND TIMES
FOR 2019

It was moved by Commissioner Reed, seconded by Commissioner Linsnbach, and unanimously carried to set the meeting dates and time for 2019 as following:

The Carroll Township Planning Commission will met the fourth Thursday of each month at 6:30 p.m. The meeting dates for 2019 are January 24, February 28, March 28, April 25, May 23, June 27, July 25, August 22, September 26, October 24, November 21 (Third Thursday), and December 19 (Third Thursday).

APPOINT TO
CARROLL TWP.
ZONING MAP
COMMITTEE

It was moved by Commissioner Reed, seconded by Commissioner Linsnbach, and unanimously carried to appoint Todd Ryan to represent the Carroll Planning Commission on the Carroll Township Zoning Map Committee.

ADJOURNMENT

It was moved by Commissioner Reed, seconded by Commissioner Adams, and unanimously carried to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary