

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
JANUARY 22, 2026  
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ROLL CALL	COMMISSIONERS –Ken Baker, Keith Borkenhagen, DJ Peltier, Jeremiah Jones, and Matthew McAneny  ATTENDEES –Brandon Slatt, Township Manager, Chad Laughman, Lee Royer, Michael Kiesinger, Michelle Kiesinger, Allen Jones, Sheila Covert, Chelsie Markel, Tim McCarthy, and David Biddison
CALL TO ORDER	Commissioner McAneny called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:30 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
PUBLIC COMMENTS	Commissioner McAneny called for public comments. There were no public comments.
TABLED OF THE DECEMBER 18, 2025 MINUTES	It was moved by Commissioner Baker, seconded by Commissioner McAneny, and unanimously carried to table the December 18, 2025, Planning Commission Meeting Minutes until the February 26, 2026 Meeting.
PRESENTATION TRADITIONS OF AMERICA	Tim McCarthy and David Biddison gave a brief presentation on a project for Traditions of America. This project lays between Route 74 and Spring Lane Road are owned by Harry Fox. There are several zoning districts located on this property. There is RS-1, Commercial, Mixed Use1, and RS-2 zoning. This project will contain 374 homes for an Age-Restricted Community. The whole property is located in the growth area. A club house would be provided for the residents. The Zoning Ordinance would need to be amended to allow this project. Draft zoning text amendment that would allow an Age-Restricted Community by conditional use was presented to the Commissioners.  Commissioner Jones asked what the closest development to Carroll Twp is that they have done. He commented on the major improvements that would have to be made to Spring Lane Road. He is also concerned about the traffic. His concept for this area would be developed as Commercial.

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Commissioner Baker questioned the type of curbs that would be in the development and how many garage doors will be on each unit as far as parking. Will the garages be single or double cars garages? He also questioned why they are building townhomes for an older community.

Commissioner McAneny questioned the lot size if it can be made smaller. He is concerned about the Commercial zoning lost by this project, and the relocation of Route 74 on this parcel.

Brandon Slatt, Township Manager, cautioned that making the lot size smaller would allow this type of development in other locations in the Township, where we may not want them.

Commissioner Borgenhagen asked what the estimated cost would be for each unit and what would be the Homeowners Association fee be per year. He is also concerned about the quality of life, and the infrastructure with the additional traffic produced with this project.

PRELIMINARY  
LAND  
DEVELOPMENT  
PLANS FOR  
LOBAR EQUIPMENT  
STORAGE  
BUILDING  
CONDITIONAL  
APPROVED

It was moved by Commissioner Jones, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request for the Preliminary Land Development Plan of Tax Parcel 20-OC--83D for Lobar Companies Equipment Storage Building Located at 4 Barlo Circle as per Phillip Brath's Comment Letter dated January 14, 2026:

II. Requested Waivers

1. Provide a traffic impact study. (§ 435-27.C) Applicant requesting waiver from Ordinance Requirement.
2. Provide Site Context Map. (§ 435-27.J) Applicant requesting modification from Ordinance Requirement.
3. Provide an Existing Resource and Site Analysis Plan. (§ 435-27.K) Applicant requesting modification from Ordinance Requirement.

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4. A preliminary resource impact and Conservation plan application is required. (§ 435-27.L) Applicant requesting modification from Ordinance Requirement.

Commissioner Borkenhagen would like to see a traffic study for this Project.

It was moved by Commissioner Jones, seconded by Commissioner McAneny, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Land Development Plan of Tax Parcel 20-OC-83D for Lobar Companies Equipment Storage Building located at 4 Barlo Circle contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated January 14, 2026:

III. Comments or Corrective Items:

1. If waivers are granted, no corrective comments remain for the Preliminary Plan.

IV. Outside Agency Approvals Required Prior to Recording the Plan

1. Provide updated NPDES Permit (PAD670079) and Plans. (§428-11.E/§435-36.O.3) PENDING APPROVAL
2. Provide updated approval from York County Conservation District or DEP for E&S Plans for this revision. (§428-11.E/§435-28.H/§435-36.O.3). PENDING APPROVAL

V. Administrative Comments

1. Lobar Associates, Inc. shall provide a suitable solution for the two existing parking lots encroaching on to the Dimitrios Hronis Jr. property along the eastern edge of the Lobar Property. The encroachment shall be removed, or a recorded easement or the owner(s) of the burdened property must sign the plans, acknowledging the encroachment.

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2. This plan is a Preliminary Plan. Additional requirements and comments are pending Final Plan submission. No construction activity may occur until approval of E&S plan and issuance of local permits by the Township. This plan shall not be recorded.
3. All certificates must be signed, sealed by the individual responsible for the plan and dated after the last submission revision date. (§ 435-28.B);
4. The Owners must sign the plan and date it after the last plan revision. (§ 435-28.C/36.A);
5. All outstanding fees must be paid prior to recording the Plan. (§435-36.M/435-27.D(8));

PRELIMINARY/  
FINAL PLAN FOR  
CELEBRATION  
COMMUNITY  
CHURCH  
TABLED

It was moved by Commissioner Baker, seconded by Commissioner McAneny, and unanimously carried to table the review of the Preliminary Subdivision and Land Development Plan for Celebration Community Church Located in Carroll Township, York Conty, PA until the February 26, 2026 Planning Commission Meeting.

Commissioner Baker is concerned that a left center turn lane is not proposed for this property. Are there any future build outs of the church? He questioned if anyone was aware of the mines on this property.

Commissioner McAneny would like to see the sidewalk to be continued past the pickleball courts. He questioned if sidewalks will be around the building.

Commissioner Jones questioned the traffic study if it would include the intersection of Ore Bank Road and Old York Road. He would be okay to waive sidewalks in some areas but not everywhere. He would like to see sidewalks on lot 2. He questioned if there is curbing around the building and interior curbing in the parking lots. Are there any light poles in the parking lot? Concerned about the off-site lighting from the light poles. Landscaping for the parking lot. He is concerned about the landscaping on Ore Bank Road from the fourth house down on Ore Bank Road. He would like to see a decel lane on Ore Bank Road. The handicap parking should have sidewalks.

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Michael Kiesinger – 31 Hartman Lane – is concerned about the mines that are located on this property and the water quality if these mines are disturbed during construction.

Chelsie Markel – 151 Quail Drive – is there going to be public restroom available for public use by the pickleball courts. Concerned about the parking lot being used as a cut-through during rush hour.

**ADJOURNMENT**

It was moved by Commissioner McAneny, seconded by Commissioner Baker, and unanimously carried to adjourn the meeting at 7:52 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary