

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 23, 2020
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ROLL CALL

COMMISSIONERS – Linda Fiscus, Chad Reed, Alexis Isenberg, Brian Linsench, and Todd Ryan

ATTENDEES – Phillip Brath, Faye Romberger, Tom Comitta, Charlie Courtney, Garry Orner, Doris Orner, Mike White, Chris Hoover, Kelley Moyer-Schwille, and Kelly Wall

CALL TO ORDER

Vice-Chairman Ryan 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
OCTOBER 24, 2019
MINUTES

It was moved by Commissioner Reed, seconded by Commissioner Fiscus, and unanimously carried to approve the October 24, 2019 Planning Commission Meeting Minutes as submitted.

APPROVAL OF THE
DECEMBER 19, 2019
MINUTES

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to approve the December 19, 2019 Planning Commission Meeting Minutes as submitted.

FINAL PLANS FOR
GARRY & DORIS
ORNER

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests 1 – 6 for the Final Subdivision Plan for Garry R. and Doris L. Orner – 2 Lots as per Phillip Brath’s Comment Letter dated January 17, 2020:

V. Waivers:

1. Provide a Preliminary Plan prior to submission of Final Plan. (Section 435-13)
2. Show all existing public and private water/sewer/stormwater/natural features within 200’ of site. (Section 435-25.S.2)
3. Provide a wetland study. (Section 435-27.G)
4. Provide a stormwater management plan. (Section 435-27.1)

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5. Provide an Existing Resources and Site Analysis Plan. (Section 435-27.K)
6. Provide a Preliminary Resource Impact and Conservation Plan. (Section 435.27.1)

It was moved by Commissioner Reed, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request #7 in Phillip Brath Comment Letter dated January 17, 2020 pertaining to where a subdivision and land development application abuts or contains an existing street of inadequate right-of-way, width, pavement, said street shall be reconstructed to meet current Ordinance requirements. (Section 435.39.D.1) unless a fee-in-lieu-of is paid to the Township in an amount agreed upon by the Township Engineer.

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request 8 (comment 9 and 10) under Subdivision (Ordinance No. 2018-242) pertaining to sidewalks and curbing along the Logan Road street frontage (Section 435.45.B) and (Section 435.45.C) unless a fee-in-lieu-of is paid to the Township in an amount agreed upon by the Township Engineer and waive the requirement for sidewalks and curbing along Hill Crest Drive only.

It was moved by Commissioner Isenberg, seconded by Commissioner Reed, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan for Garry R. and Doris L. Orner – 2 Lots contingent upon addressing all of the comments in Phillip Brath’s Comment Letter dated January 17, 2020:

III. Subdivision (Ordinance No. 2018-242)

1. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28.B)
2. The Owners must sign the plan and date after last plan revision. (Section 435-28.C/36.A)

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3. The signature and certifications shall match the Carroll Township standards as depicted in Appendix 2 (attached for reference). (Section 435-36)
4. If any, a statement on the plan indicating any proposed waivers, special exceptions, conditional uses or variances and date of action by Board. (Section 435-26.O/435-34)
5. Sewer Planning shall be approved prior to final plan approval. (Section 436-46/435-36.O(1))
6. Provide finished floor elevation, lowest floor elevation and note whether or not lowest floor proposed to be served by public sewer. (Section 435-26.5) (for new single family dwelling only)
7. Place monuments and pins in accordance with Section 435-44 prior to recording Plan. (Section 435-26.M) Place a monument at the corner of Hillcrest and Logan at the required ROW lines. Add pins at the required ROW lines at the southern end and the northeast end.
8. Provide landscaping plan – protect existing trees and natural features (Section 435-5-A) and provide street trees along all road frontages. (Section 435-52.D)
9. Provide a sidewalk along the Logan Road street frontage. (Section 435—45.B) The Township should consider the existing facilities and requirements for sidewalks in this area. (See Waiver Request # 8)
10. Provide curbing along the Logan Road street frontage. (Section 435-45.C). The Township should consider the existing facilities and requirements for curing in this area. (See Waiver Request #8)
11. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (Section 435-36.M)
12. Unless improvements are waived, provide a statement on the Plan that all public improvements will comply with the Township’s construction specifications. (Section 435-36.1)
13. 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 435-71.C)

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- IV. Stormwater Management (2011-216)
 - 1. Reserved for comments pending decision on stormwater waiver/deferment.

IV. General Comments

- 1. Provide and address all York County Planning Commission Review Comments.
- 1. Fix alignment and line styles in Legend.

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. Still showing apartments in the commercial zoning.
- 2. Access roads into the Haar's property
- 3. The current density is too great
- 4. Guest parking must be available
- 5. The square footage in the commercial was reduced from 40,000 sq. ft. to 15,000 sq. ft.
- 6. Supervisor Moyer-Schwille questioned if they would consider an over 55 community for this property.
- 7. Commissioner Linsenbach commented that he feels that the number of units should be equal or around the Plan dated 12-26-2007 approved by the Judge or the Settlement Agreement Plan 18B. He also feels the commercial square footage should be somewhere in the middle of 40,000 and 15,000. Not 15,000 sq. ft. as shown now.
- 8. The Commissioners asked if there is any way they can do some type of Sketch Preliminary Plan that would show the streets, sidewalks and curbing to see what would be the realistic number of units.

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 March 2020.

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ADJOURNMENT

It was moved by Commissioner Reed, seconded by Commissioner Isenberg, and unanimously carried to adjourn the meeting at 8:48 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary