

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 27, 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, Jillian Podollsky, Robbie Reeves, Amy Turnbaugh, and S Hummel

CALL TO ORDER

Chairman Reed 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

Chairman Reed called for public comments. There were no public comments.

APPROVAL OF THE
DECEMBER 16, 2021
MINUTES

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to approve the December 16, 2021 Planning Commission Meeting Minutes as submitted.

PRELIMINARY/
FINAL PLANS FOR
45 OLD YORK ROAD

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Preliminary/Final Subdivision Plan of 45 Old York Road – 4 Lots as per Phillip Brath’s Comment Letter dated January 21, 2022:

III. Waivers Requested:

1. Provide a grading plan for all Subdivisions. (§435.26. N)
2. Provide a stormwater management plan. (§435-27. I)
3. Site Context Map scale 1=200’ required to 1=400’. (§435-277.J)
4. Provide an Existing Resources and Site Analysis Plan. (§435-27. K)
5. Provide a Preliminary Resource Impact and Conservation Plan. (§435-27. L)
8. Provide metes and bounds for easements that do not follow property lines. (§435-50. A)

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PRELIMINARY/
FINAL PLANS FOR
45 OLD YORK ROAD
CONTINUES

It is moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to deny the following waiver requests for the Preliminary/Final Subdivision Plan of 45 Old York Road – 4 Lots as per Phillip Brath’s Comment Letter dated January 21, 2022:

6. Provide sidewalks along existing street frontage per §435-45. B
7. Provide curbing along existing street frontage per §435-45.C

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Subdivision Plan of 45 Old York Road – 4 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated January 21, 2022:

- II. Subdivision (Chapter 435/Ordinance No. 218-242)
 1. Applicant requested a waiver for providing a Preliminary Plan. WWA waiver is not necessary as a Preliminary Plan is not needed for this 4 Lot Subdivision. (§435-11. A)
The waiver shall be removed from the cover sheet.
 2. If granted, revise the waiver on the cover sheet for a stormwater management plan to be for §435-27-I.
Chapter 428 should not be waived.
 3. Correct note 25, regarding the HOP, references Lot 2 with a HOP and a number.
 4. Sewer Planning for Subdivision shall be approved prior to final plan approval. (§435-36. O.1/435-27. B)
 5. Provide agreement to serve for Water and Sewer service. (§435-46. D & 47.E)
 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. (§435-25. B)

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PRELIMINARY/
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CONTINUES

8. The Owners must sign the plan and date after last plan revision. (§435-28.C/36. A)
9. Provide proposed Recreation Fee-in-lieu prior to recording plan. (§435-43/435-69)
10. All outstanding fees, including recreation fees, just be paid prior to recording Plan. (§435-36.M)
11. Where improvements are proposed, provide financial security in accordance with Article 13. (§435-72)

FINAL PLANS FOR
TURKEYFOOT
PROPERTIES, LLC

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to table the review of the Final Subdivision Plan for Turkeyfoot Properties, LLC – 3 Lots until the February 24, 2022 Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Fiscus, seconded by Commissioner Ryan, and unanimously carried to adjourn the meeting at 7:32 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary