

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 28, 2021
Page 1 of 3**

ROLL CALL	COMMISSIONERS – Perry Bates, Linda Fiscus, Todd Ryan, and Brian Linsenbach COMMISSIONERS ON ZOOM – Chad Reed and Alexis Isenberg ATTENDEES – Phillip Brath, Faye Romberger, Todd Lyons, Jim Creavey, and Bryan Golden ATTENDEES ON ZOOM – Peggie Williams, Tim Mellott, and Tom Creavey
CALL TO ORDER	Chairman Bates called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:39 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
PUBLIC COMMENTS	Chairman Bates called for public comments. There were no public comments.
APPROVAL OF THE SEPTEMBER 15, 2020 MINUTES	It was moved by Commissioner Fiscus, seconded by Commissioner Reed, and unanimously carried to approve the September 15, 2020 Planning Commission Meeting Minutes as submitted.
APPROVAL OF THE NOVEMBER 19, 2020 MINUTES	It was moved by Commissioner Ryan, seconded by Commissioner Reed, and unanimously carried to approve the November 19, 2020 Planning Commission Meeting Minutes as submitted.
FINAL PLANS FOR JEANNE HARTMAN LIVING TRUST TABLED	It was moved by Commissioner Ryan, seconded by Commissioner Isenberg, and unanimously carried to table the review of the Final Subdivision Plan of Plan Book MM, Page 790, Lot No. 5 for Jeanne A. Hartman, Trustee of the Jeanne A. Hartman Living Trust and Hartman Family Trust 35 Hartman Lane, Dillsburg, PA 17019 until the February 25, 2021 Planning Commission Meeting or until a decision is made by the Zoning Hearing Board on the zoning issues.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 28, 2021
Page 2 of 3**

FINAL PLANS FOR
FIELDSTONE
CREST PHASE I

It was moved by Commissioner Ryan, seconded by Commissioner Isenberg, and unanimously carried to conditionally approve the Final Subdivision Plan for Fieldstone Crest Phase I for Harry H. Fox, Jr. – 8 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated January 26, 2021 which includes II. Subdivision numbers 2 through 6 and III. Stormwater numbers 1 through 4:

II. SUBDIVISION (Ordinance No. 2018-242)

2. Provide Community Association Document for review and approval prior to Plan approval. (Section 506.13)
3. All certificates must be signed, sealed, and dated after last submission revision date. (Section 507/607.1)
4. Provide Developer’s Agreement for approval prior to recording the Plan. (Section 607.10)
5. Provide financial surety in accordance with Section 1301. (Section 607.11) A review of the submitted Financial Security Estimate will be provided in a separate letter.
6. All outstanding fees, including review and recreation fees, must be paid prior to plans recording. (Section 607.13)

III. STORMWATER (ORDINANCE No. 2011-216)

1. The O&M Agreement shall be reviewed and approved prior to recording the plan and the Agreement. Consider the HOA requirements for individual and corporate OM&R in the agreement and improve upon the provided general O&M Agreement to include subsections A, B, and C. Clearly set forth the ownership and maintenance responsibility for all temporary and permanent stormwater management facilities. (Section 303.F.7)
2. The pipe discharging to Temporary Swale T! to Basin #3 has a flow path that is concerning and is likely to scour the swale embankment, additional reinforcement or the method shall be employed during installation to protect the swale embankment.
3. Provide a single bound final signed and sealed stormwater management report for the file.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 28, 2021
Page 3 of 3**

FINAL PLANS FOR
FIELDSTONE
CREST PHASE I
CONTINUES

4. Financial Security for the completion of Stormwater Management Facilities as set forth in Article V of this Ordinance. (Section 303.H)

IV. GENERAL COMMENTS

1. Revise or explain the SAMD designation for HMA pavement.

SCHEDULE
PUBLIC HEARING
DATE

It was moved by Commissioner Ryan, seconded by Commissioner Linsenbach, and unanimously carried to schedule a Public Hearing for the Amendments to the Carroll Township Zoning Ordinance, Zoning Map, and Northern York County Region Comprehensive Plan for Thursday, March 25, 2021 at 6:30 p.m. prior to the Planning Commission regular meeting.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to adjourn the meeting 7:00 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary