

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
JULY 07, 2025
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ROLL CALL

SUPERVISORS – Brent Sailhamer, Libby Loudenslager, and Dave Bush

SUPERVISOR ZOOMING – Kelly Wall

ATTENDEES – Faye Romberger, Brandon Slatt, Township Manager, Michael Pykosh, Esquire, Phillip Brath, P.E, Thomas Wargo, Chief, Sgt. Michael Lohr, Frank Setlak, Ken Farner, Sheila Covert, Chelsie Markel, Linnie Kerstetter, Tom Kerstetter, Steve Ahlbrandt, Jennifer Setlak, Art Carr, Jamie Luster, Paul Olinick, Michelle Kiesinger, Michael Kiesinger, Laura Whitcomb, Dave Whitcomb, Kristen Shaw, Elizabeth Zeisloft, Bryan Golden, Justin Sipe, Elizabeth Swivel, Richard Swivel, Victoria B Church, Bob Kubistek, Jeremiah Jones, Kenneth Baker, Paul Kebrigaz, Dave Weibrecht, L Cutright, Paul Wislocky, and Nina Wislocky

Zoom Attendees – James Hess, Kristen Stagg, Borkenhagen, Kayla, and Samantha's iPad

Carroll Township's Municipal Building was open to the public. The meeting was televised on Carroll Township's Comcast Cable TV Channel 95 and via the Zoom platform.

CALL TO ORDER

Chairman Sailhamer called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:30 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**PUBLIC
COMMENTS**

Chairman Sailhamer called for public comments.

Ken Farner – 285 Ore Bank Road – stated he is here tonight representing Vicki Petroff at 276 Meadowview Road. He stated that they extended all rain sprouts and put them into the woods. They have been monitoring the rainstorms. There is a 20-foot radius water hole. They dug holes in this 20-foot area and Mrs. Petroff took a water sample out of one of the holes and had it tested. It came back with E.coli. Mrs. Petroff would like to open this 20-foot area but not without professional individuals there at that time. She would like to have Brandon Slatt and KPI visit the property to determine if the new systems next door might be malfunctioning.

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Frank Setlak – 5 North Side Court – stated he is concerned about the turn lanes on the U.S. Route 15 corridor. He stated the timing is off on the turning lanes. The lights are staying green when no cars are in the turning lanes. He sat at all the lights and documented the cycles. Phillip Brath asked Mr. Setlak to give him a copy of his documentation so he can review it, Mr. Setlak is concerned about the new curbs on Spring Lane Road at Aldi. He feels the curbs are too close to the edge of the road. He is afraid that the snowplows will hit the curb.

Supervisor Bush is concerned about the developer breaking ground on the Lefever Property. He is concerned that they do not have PennDOT approval yet. He questioned what will happen if PennDOT does not approve the permit for the project

Phillip Brath stated that he will reach out to the developer to see where they are with the PennDOT permit.

**ITEMS TO BE
PLACED ON THE
JULY 14, 2025
AGENDA**

The following items were discussed and are to be placed on the July 14, 2025, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Final Land Development Plan for Sheetz Store #413 Rebuild – Deadline Date August 12, 2025

Supervisor Bush stated that he is concerned about the waiver request number 1 that waives the Preliminary Plan submittal. He does not want to waive the Preliminary Plan submittal.

2. Final Subdivision and Land Development Plan for Chestnut Grove Phase I – 29 Lots (27 Single Family Detached and 2 SW Basins) – Deadline Date July 15, 2025 – Need Time Extension if not approved

Ken Farner – 285 Ore Bank Road - stated that he has been questioned if this development is a senior citizen development.

3. Logan Meadows Phase 4 Surety Reduction Request Number 1

Supervisor Loudenslager questioned the sidewalk issues and the siding that fell off one of the houses in this development.

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4. Police Department discussion on adding a license plate reader (LPR) system to the traffic signal at U.S. Route 15, Spring Lane Road, and Ore Bank Road

Vicky Church – 17 Ashley Drive – thinks this is a great benefit to the community. She recommends that we make sure all new and future technology will have room on the arm for the installation and to look into grants to cover the cost.

5. Franklinton Borough Police Service Agreement
6. Resolution Number 2025-15 – A Resolution of the Board of Supervisors of Carroll Township York County, Pennsylvania approving and adopting an Intergovernmental Agreement with the Borough of Franklinton for Police Service

Chief Wargo stated that he is having a meeting with Monaghan Township tomorrow July 8, 2025, at 10:00 a.m. to discuss their Police Service Agreement.

7. Berkshire Hills Homeowners Association – discussion on turning the Berkshire Hills Private Park over to the Township

Supervisor Loudenslager stated that she would be looking at the Township Staff and Township Solicitor to see what our next steps would be if the Township wishes to proceed with taking over the Berkshire Hills Private Park.

Elizabeth Zeisloft – 64 Creek Road – stated that there were three residents that voted no to turning the park over to the township. She questioned what the Township's plans for the park in the future are. Since there are no public restrooms available, is the Township planning on placing portable toilets on the property? She does not want portable toilets across from her house.

Vicky Church – 17 Ashley Drive – wanted to show a video of herself getting shocked under the powerlines at the park. She is concerned about the trains going in both directions as far as the children getting on the tracks. She also questioned who owns Lot 39 beside the park.

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Cheslie Markel – 151 Quail Drive – questioned the parking for the park. Will it be all along Ashley Drive? She questioned if public restrooms will be built, and the power lines that run overhead. She is concerned about the children's safety.

Ken Baker – 56 Creek Road – gave a brief summary of what was at the park at one time. There was playground equipment at the park until the insurance company recommended that it be removed for liability purposes. There were jiffy johns there at one time also.

Shelia Covert – 1163 Park Avenue – stated that a creek runs along this property. She is concerned about this. She stated there is a fire pit and a pavilion on the property. Will the pavilion be available for rental?

8. Final Subdivision and Land Development Plans for Stony Run Village for BLG Construction, LLC – Deadline date – July 15, 2025

Attorney Steve Ahlbrandt from McNee's and Wallace stated that the Stony Run Village would only be using Hartman Lane as emergency access. A 1981 Agreement gives right-of-way to all properties that touch Hartman Lane. This property does touch Hartman Lane.

Supervisor Loudenslager stated that she does not understand how this Lane can be used for emergencies.

Supervisor Bush questioned the loop street and access to Hartman Lane. He stated that the plan's sheets do not agree with each other.

Attorney Mike Pykosh stated that waiver request number 3 is where the Hartman Lane waiver was addressed.

Ken Farner – 285 Ore Bank Road – stated that the tax maps do not show that this property has access to Hartman Lane.

Chelsie Markel – 151 Quail Drive – questioned the right-of-way at the Frank's property. She also asked where in that agreement it shows that BLG Construction, LLC have access.

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Attorney William Cluck represents Justin Sipe who lives on Hartman Lane. He stated that Note 13 on the Hartman Plan states that there is no access to Lot 2 unless Hartman Lane is brought up to Township specifications. He references McNees' letter dated May 7, 2025, stating that Stony Run Village has the legal right to use Hartman Lane. He is still concerned about this because they have not shown any legal documentation showing that they do have legal rights to Hartman Lane.

Sheila Covert – 1163 Park Avenue – stated she is concerned about the waiver request that were granted by the Board of Supervisors. The homeowners on Hartman Lane do not want Stony Run Village development to have access to Hartman Lane. She also stated she would like to review the Homeowner's Association by-laws when it is available.

Jeremiah Jones – 182 Martel Circle – questioned the snow removal on both roads. Hartman Lane is not getting snow removal now.

9. Ore Bank Road additional Milling and Overlay at the Giant and McDonald's entrance

Chelsie Markel – 151 Quail Drive – questioned why Inch Properties are paying for improvements that are not on their property.

10. York County Stormwater Consortium (YCSWC) amend the Intergovernmental Cooperation Agreement to extend the Agreement term from December 31, 2025, to December 31, 2030, and adopt Resolution to extend the term of the amended and restated Intergovernmental Cooperation Agreement for the implementation of the York County Regional Chesapeake Bay Pollutant Reduction Plan
11. Chad Reed's resignation from the Carroll Township Planning Commission
12. June 02, 2025 - Board of Supervisors Work Session Minutes
13. June 09, 2025 - Board of Supervisors Meeting Minutes

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**OTHER ITEMS
DISCUSSED**

Shelia Covert – 1163 Park Avenue – stated since May 2025 signs for SRV new homes with an arrow on them have been popping up in the Township. She feels that all signs placed in the right-of-way with an arrow should be added to the Ordinance as a directional sign.

Supervisor Bush stated that Northern York County Fire Rescue received their new fire apparatus last month. It cost over \$800,000.00. The Fire Company was told to order a new fire truck they are looking at three years out.

ADJOURNMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary