

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

COMMISSIONERS – Linda Fiscus, Perry Bates, and Brian Linsenbach

COMMISSIONERS ZOOM ATTENDEE – Alexis Isenberg

ATTENDEES – Phillip Brath, Duane Stone, and Faye Romberger

ATTENDEES ON ZOOM – Brandon Slatt and Peggie Williams

CALL TO ORDER

Chairman Bates called the Public Meeting of the Carroll Township Planning Commission to order at 6:38 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**ZONING MAP
CHANGES
BRANDON SLATT**

Brandon Slatt gave a brief history on the Proposed Changes to the Carroll Township Zoning Map. He went over the changes to the Zoning Map.

1. Carroll Drive and Chestnut Grove Road was changed from RS-1 to RS-2
2. Chestnut Grove Road and Hidden Springs (North) was changed from RS-1 to RA
3. South East corner Mumper Lane and Ore Bank Road was changed from RA to RS-1
4. Areas off Mountain Road, Old Mill Road, Camp Ground Road (Including Fairway Hills) was changed from AC to RS-1
5. Old York Road by Dillsburg Borough was changed from RS-1 to MU-1
6. S. Baltimore Street out past the High School was changed from AC to MU-1
7. Range End Road was changed from MU-2 to Commercial
8. Pine Street was changed from AC to RA
9. Rt 74 S and US. Rt 15 was changed from Commercial to Industrial

Mr. Stone, Township Solicitor, stated that Industrial for property is a good location and has a natural buffer.

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ZONING MAP
CHANGES
CONTINUES

10. Rt 74 N and Spring Lane Road was changed from AC to MU-2 (moved from Range End Road)
11. Western Side of Williams Grove Road was changed from AC to Commercial
12. Williams Grove Road (East Side) to Junction Road was changed from AC to RS1
13. Areas between Gettysburg Pike and U.S. Route 15 changed from MU-1 to Commercial and RS-2 to MU-1

Mr. Slatt discussed the split property zones

1. The Ahold property from U.S. Rt. 15 to Siddonsburg Road along Ore Bank road. This property was zoned MU1. The proposed change is Commercial and MU1.

Mr. Brath, Township Engineer, feels this property should be changed back to MU1 except for the stand-alone parcel should be commercial.

Mr. Slatt stated that maybe the whole parcel should be RS-3.

2. The Harry Fox property along Spring Lane Road. This property was zoned RS-2. The proposed change is RS-2 and MU-1

Commissioner Fiscus questioned if the Township contacted the property owners concerning the proposed split zoning of their property.

The Commissioners were asked to think about the split zoning for properties as far as if we should have split zones or not.

3. Mr. Slatt stated we had a request from the property owner at Alpat Drive and Chestnut Grove Road to consider changing this property from RA to RS-1 because of the Messiah College. This area was not changed RS-1.

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**TOWNSHIP
ENGINEER
DEFINITIONS**

Phillip Brath, Township Engineer, and the Commissioners went over the proposed definitions in the Zoning Ordinance.

Commissioner Fiscus questioned the proposed changes to Automobile, Hotel and Convenience Stores and if our definitions came from or are consistent with other Municipal Ordinances.

The Flood Plain definitions were removed because the Township now has a standalone Flood Plain Management Ordinance. So, this is not needed in the Zoning Ordinance.

There were discussions on the Open Space definitions. As far as if we want to go into more detailed definition or just a short definition. The Commissioners stated they feel more detailed the better. The Open Space will be discussed in more detail in the future meetings.

Commission Bates questioned if HOA are listed in the definitions.

On-Lot Sewer Services – Commissioners questioned the definition. We will make sure this is the same as DEP definition.

Professional Office – not allow to sell goods or merchandise. Commissioners asked why? Discussion ensued regarding retail sales by professional offices and what the difference was. This will be discussed more later.

Restaurant – Questioned the carry-out service not to exceed five percent of the total patron seating. Should we look at this with the current day (Covid closure) conditions. Should this be higher. Generally thought no as there can be temporary measures taken for temporary problems, but will consider higher numbers.

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TOWNSHIP
ENGINEER
DEFINITIONS
CONTINUES

Shooting Range Outdoor – what about private shooting on your property. Commissioner Linsenbach will look into to this matter and email sample definitions to everyone. The question is, when does private shooting practice become use as a shooting range. Can we clarify?

Tavern – Taverns are allowed to serve food, but no live entertainment shall be permitted. Commissioners questioned why no live entertainment is allowed. Would like to check this out.

Variance – sounds better with Ordinance then Chapter. Is there some way to use the Ordinance instead of Chapter? Discussion ensued regarding the “Chapter” vs. “Ordinance” reference and which was appropriate. Brandon, Phil and Duane will consider what is appropriate in context.

New Construction (I-28) – has a March 2, 1981. What is this.

COMMENTS

Commissioner Bates stated that it looks like we are reducing the AC zones. He would like to know what that percentage is. He also questioned if we addressed the outdoor lighting and intercoms. Commissioner Bates is concerned about the split zoning of the Ahold property with the current condition of Ore Bank Road and the traffic.

The next Public Meeting is scheduled for Tuesday, August 4th at 6:30 p.m. The Commissioners will be discussing Article 2 Zoning Regulations and will be getting into Special Exceptions, Variances, and Conditional Uses.

ADJOURNMENT

It was moved by Commissioner Isenberg, seconded by Commissioner Linsenbach, and unanimously carried to adjourn the meeting 8:23 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary