

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 25, 2019
Page 2 of 5**

FINAL PLANS FOR
KEYSTONE
BAPTIST ASSOC.
AND MICHAEL
AND ANDREW
JACOBS
CONTINUES

It was moved by Commissioner Ryan, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of Plan Book Y, Page 574 – Lot No. 1 for Keystone Baptist Association and Michael L. Jacobs and Andrew M. Jacobs 839 U.S. Route 15 North – 2 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated June 26, 2019:

III. Subdivision (Ordinance No. 2018-242)

2. All certificates must be signed, sealed, and dated after last submission revision date. (Section 607.1)
3. The Owners must sign the plan and date after last plan revision. (Section 607.1)
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 505.15)
5. Sewer Planning for Subdivision shall be approved and noted on the plan prior to final plan approval. (Section 709/607.15)
6. Provide a deed of consolidation, approved by the Township Solicitor, for recording with the Plan. (Section 402.5.J)
7. With the reduction in area of Lot 1 (Keystone), the isolation distances on Lot 1 appear inadequate and appear to limit potential on-lot replacement areas for this lot. (Section 709.6)

VI. General Comments

1. Address all York County Planning Commission Review Comments.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 25, 2019
Page 3 of 5**

FINAL PLANS OF
1194 GETTYSBURG
PIKE FOR HAROLD
AND LINDA DAVIS

It was moved by Commissioner Reed, seconded by Commissioner Ryan, and unanimously carried to recommend to the Board of Supervisors to deny Waiver Request Number 1 – Provide street trees. (Section 505.17/715.4) for the Final Subdivision Plan of 1194 Gettysburg Pike for Harold S. Davis, Jr. and Linda L. David – 2 Lots as listed in Phillip Brath’s Comment Letter dated July 23, 2019.

It was moved by Commissioner Reed, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request for the Final Subdivision Plan of 1194 Gettysburg Pike for Harold S. Davis, Jr. and Linda L. David – 2 Lots contingent upon paying a fee in lieu of as listed in Phillip Brath’s comment letter dated July 23, 2019:

2. Where a subdivision or 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 702.4)
3. Sidewalk shall be provided in all residential areas where the majority of lots have less than one hundred twenty-five (125”) feet of street frontage, or land developments with an average net density of three (3) or more dwelling units per acre. (Section 708.2.A) This proposed subdivision has lots that have less than 125’ of street frontage and a density of 1.5 dwelling units per acre.
4. Provide curbs along the street frontage. (Section 708.3)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 25, 2019
Page 4 of 5**

FINAL PLANS OF
1194 GETTYSBURG
PIKE FOR HAROLD
AND LINDA DAVIS
CONTINUES

It was moved by Commission Reed, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Final Subdivision Plan of 1194 Gettysburg Pike for Harold S. Davis, Jr. and Linda L. David – 2 Lots as listed in Phillip Brath’s comment letter dated July 23, 2019:

5. Provide an Existing Resources and Site Analysis Plan. (Section 506.11/606) This comment was originally under III. Subdivision (Ordinance No. 2018-242) comment number 8.
6. Provide a Preliminary Resource Impact and Conservation Plan (Section 506.12/606). This comment was originally under III. Subdivision (Ordinance NO. 2018-242) comment number 9.

It was moved by Commissioner Ryan, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of 1194 Gettysburg Pike for Harold S. Davis, Jr. and Linda L. David – 2 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated July 23, 2019:

II. Zoning (Ordinance No. 2006-7 amended 3/2010)

1. Dimension the setbacks

III. Subdivision (Ordinance No. 2018-242)

1. All certificates must be signed, sealed, and dated after last submission revision date. (Section 607.1)
2. The Owners must sign the plan and date after last plan revision. (Section 607.1)
3. If any, a statement on the plan indicating any proposed waivers, special exceptions, conditional uses or variances and date of action by Board. (Section 503.14/505.15)
4. Sewer Planning shall be approved prior to final plan approval. (Section 709/607.15)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 25, 2019
Page 5 of 5**

FINAL PLANS OF
1194 GETTYSBURG
PIKE FOR HAROLD
AND LINDA DAVIS
CONTINUES

5. Provide finished floor elevation, lowest floor elevation and note whether or not lowest floor proposed to be served by public sewer. (Section 505.19)
Place monuments and pins in accordance with Section 707 prior to recording Plan. (Section 505.13)
7. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (Section 607.13)
8. Provide an Existing Resources and Site Analysis Plan. (Section 506.11/606) – This comment was moved to waiver request number 5.
9. Provide a Preliminary Resource Impact and Conservation Plan. (Section 506.12/606) - This comment was moved to waiver request number 6.
10. Unless improvements are waived, provide a statement on the Plan that all public improvements will comply with the Township’s construction specifications. (Section 607.9)
11. 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 607.11 & 12)

IV. General Comments

1. Address all York County Planning Commission Review Comments.

RE-ZONING
COMMITTEE
REPRESENTATIVE

No motion was made by the Commissioners. Todd Ryan stated that he is no longer available to attend the Re-Zoning Committee meetings. The Commissioners asked Chad Reed to fill Todd Ryan’s position on this committee.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Reed, and unanimously carried to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary