

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
JULY 28, 2022  
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**ROLL CALL**                                COMMISSIONERS – Linda Fiscus, Chad Reed, Earnie Zimmerman, Todd Ryan, Vincent Sabia, Kenneth Baker, and Matthew McAneny

  ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, David Hudson, James M. Strong, Esquire, Matt Nunn, Mike Wilson, Jim Snyder, Gregory Holtzman, and Craig Mellott

  ZOOM ATTENDANCE – Peggie Williams, David Hazen, and Nick DeSatnick

**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 JUNE 23, 2022 MINUTES**    It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to approve the June 23, 2022 Planning Commission Meeting Minutes as submitted.

**TCNE ROUTE 74 ASSOC. & TRAMMELL CROW CONDITIONAL USE APPLICATION FOR A WAREHOUSE**            It was moved by Commissioner Sabia, seconded by Commissioner Ryan, and carried to recommend to the Board Supervisors to conditionally approve the Conditional Use Application (Warehouse/Distribution Center (Facility)) for TCNE Route 74 Associates and Trammell Crow Company contingent upon the Applicant working with Phillip Brath, Township Engineer, to address the comments in his Comment Letter dated July 25, 2022:

**II. Zoning**

1. Dimension building and provide distance to property lines on site plan 450-702. B.I.b.
2. Landscape buffers should be continuous along property lines. Facilitative hydrophytes can be planted in wetland areas or move buffer beyond wetland limits to achieve.

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(450-412.F). A standard buffer is likely to be unnoticed due to the elevation differences between the roadway and the property. The applicant should clarify the ability to provide a suitable buffer.

3. Conditional Use Narrative should acknowledge generation of stormwater and their function to comply with regulations including MS4 requirements in Section 450-385.A(2) to treat runoff before discharge from site.
4. Traffic Impact Study (TIS) currently under review 450-385.A(3).
5. In areas where existing tree line is used as planter buffer, plantings must be supplemented and/or maintained to meet requirements of ordinances (450-412.I). Existing Conditions Plan does not illustrate extent of existing trees on site

**III. General Comments**

1. Easements for Sewer service should be provided to the northwestern edge of the property. Sewer lines should be extended to the same location (at least show an easement in this area).
2. Easements for Water service should be provided to the northwestern edge of the property. Water lines along with a fire hydrant should be extended to the same location.
3. A right turning lane should be provided on southbound Route 15 onto Route 74.
4. A dedicated left turn lane should be provided on eastbound Route 74 onto Route 15.
5. Land should be set aside for a future 100 ft minimum cul-de-sac for when Route 74 is rerouted and disconnected from Route 15 at its current connection.
6. The warehouse is expected to place an unfunded burden on the fire department. An impact fee or assistance from the developer to bridge the gap in necessary services should be considered.
7. The Fire Chief should be consulted for building access issues and should provide a review to the Township prior to approval of the development plan. TCNE Route 74 Associates, LLC / Trammell Crow Company 7/25

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Commissioner Baker recused himself because he is a neighbor to the Lefever's.

COMMENTS

Jim Snyder – Professional Engineer – stated the warehouse is 400,000 square feet with cross-docks that proposes 67 docking ports and 74 trailer storage spots and can be subdivided for two users. They exceed the parking spaces and comply with the Zoning Ordinance.

Commissioner Fiscus had the following questions:

1. The lighting is only 35' high so there will be no lights at roof level.
2. Concerned that there is only one access drive to the facility. What would happen if there were an emergency, and the access drive is blocked.
3. Is there going to be solar panels on the roof.
4. Are the HVAC units going to be located on the roof of the Building and will this cause the elevation of the building to be over the 60 feet that is allow.
5. The warehouse is in the lower elevation of the property is the site going to be filled in.
6. Is concerned about the height of the building and if the fire company will have the correct equipment to fight a fire on this property.
7. Would like to see the extension of the left-hand turn lane on north bound Route 15 on to Route 74

Commissioner Ryan questioned if they know who the tenant will be. He would like to see the site greener for example solar panels, and electric vehicles charging stations etc. He is also concerned about the pollution caused by idling trucks at the facility. They should set limits how long the trailers can be stored on the property. He would also like to see larger setbacks around the whole property.

Commissioner Zimmerman questioned the construction time.

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Brandon Slatt – Township Zoning Officer – stated the buffer must have plantings to meet the Ordinances. He also stated they should check with Dillsburg Area Authority concerning the water pressure.

David Hazen – 2 Grandview Drive – The property is zoned for Industrial. That is where the warehouses belong. There are no residential houses around it. The Planning Commission should change the zoning that warehouses are only permitted in the Industrial Zone.

Craig Mellot – Traffic Planning – stated that they are working with PennDOT. PennDOT is showing the access drive as a low volume driveway. It is designed for trucks to make the turns. The driveway is 1000 feet from U.S. Rt. 15. Does not think PennDOT would approve multiple access drives to the facility. There will be about 120 trucks per day.

Matt Nunn – with Trammel Crow – They are making their facilities solar ready. The underground conduit will be ready for when it is needed.

Jim Snyder – stated Dillsburg Area Authority has capacity for public water and sewer. The facility will have a water tank, fire pump and fire loops.

David Hudson – 205 Putter Circle – stated with 67 dock doors they might want to look into expanding the truck courts.

Ken Baker – 56 Creek Road – stated he has lived in Carroll Township for 45 years. We need this project, and this is the right place for it.

DILLSBURG  
LAND, LLC  
CONDITIONAL  
USE APPLICATION  
FOR TOWNHOUSES

It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and carried to recommend to the Board Supervisor to conditionally approve the Conditional Use Application (Townhouses) for Dillsburg Land, LLC contingent upon the Applicant working with Phillip Brath, Township Engineer, to address the comments in his Comment Letter dated July 25, 2022, PennDOT, and adjacent properties to resolve these issues:

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**II. Zoning**

1. Provide planting detail of typical building unit to show how Section 450-350.G will be achieved.
2. Provide typical detail of minimum 150 square foot private space for units as required by Section 4550-350.J(4).
3. Storage area provided is included in one car garage, however with reduction of width due to storage space the available space for vehicle is less than width required to primary space. Minimum parking stall width shall be 10 feet to 20 feet long 450-416. D.
4. Clarify intent of units to be rentals and not condominiums. Homeowner's Association Section 450-354.E(2)(c) would appear to be not applicable if rental properties under common owner. If condominiums, the area of individual ownership shall be clarified, and a condominium association shall be proposed.

**III. General Comments**

1. Verify that net lot area is 686,799 square feet and that open space calculation does not include easements, setbacks or proposed rights of way as shown on Sheet 3 of 5. Provide calculations and exhibit.
2. Provide right of way limit line in legend of Sheet EX-1.
3. Variances granted by Zoning Hearing Board should be noted on EXH-C (Sheet 3 of 5) with date of action.
4. Provide copies of previously Approved Access Permits to SR 4028 and Ore Bank Road to demonstrate visibility of site accesses to public roads.
5. Show how landscape buffer will be developed with the presence of utility easements along property lines.
6. During Sketch Plan Submission, there was a discussion of the need for "roundabout" intersection noted for Ore Bank & Siddonsburg Roads. In addition, the Northern York County Regional Comprehensive Plan Amendment dated November 2012 identifies entrance to Ore Bank Road from Giant Foods Shopping Center to be relocated away from the intersection of SR 0015 across from the property currently under consideration for conditional use. Plans submitted with Dillsburg Land LLC 07/25/2022 3552 Gettysburg Road | Suite 201 | Camp Hill, PA 17011 3

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application does not address either of these issues. Land should be set aside for a roundabout.

7. Traffic Impact Study is pending and subject to change per intersection revision noted above.
8. Appears that the developer is proposing to pay fee in lieu of dedicating park land. The property should include a playground with play equipment for residents.
9. For the benefit of the residents and for safety and walkability of the urbanized development, the applicant should work with the Giant Plaza owner to provide sidewalks from the development to the storefronts on both sides of the development. Walkways, or sidewalks, shall be open to the public.

Commissioner Fiscus voted no.

**COMMENTS**

Gregory Holtzman – BL Architecture Engineering – stated there are 94 Units, two points of connection W. Siddonsburg Road and Ore Bank Road. There is space for a playground area. They are looking at connecting the shopping center with the project by using sidewalks or trails. There is parking for two cars one in the garage and one in the driveway. The size and the layout will be coming. They are looking at storage for each unit.

Commissioner Sabia questioned if a roundabout will be created at the intersection of W. Siddonsburg Road and Ore Bank Road to control the traffic.

Commissioner Zimmerman questioned if the units will be for sale or rent. He also questioned if the units would have natural gas, public water, and sewer. His main concern is the traffic.

Commissioner Fiscus questioned the floor plans.

Commissioner Baker questioned if the connector road could be designated as a one-way street.

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Phillip Brath – Township Engineer – is concerned about the sight distance on Ore Bank Road. Homeowners Association – the units will be individual ownership. They will own to the roof and outside their unit. The driveways will be owned by the property owners. He also stated that he has been after the owner of the shopping center to relocate the exiting Giant entrance to over this property. Mailboxes will be units.

Brandon Slatt – Township Zoning Officer – questioned who governs the outside of building if the owner lets his property get rundown.

**ADJOURNMENT**

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary