

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
JUNE 02, 2025  
Page 1 of 4**

**ROLL CALL**

SUPERVISORS – Libby Loudenslager, Dave Bush, and Tim Kelly

ATTENDEES – Faye Romberger, Brandon Slatt, Township Manager, Michael Pykosh, Esquire, Phillip Brath, P.E, Frank Setlak, Ken Farner, Sandra Eimer, Sheila Covert, Michelle Kiesinger, Michael Kiesinger, Chelsie Markel, Justin Sipe, Samantha Sipe, Josh Weidler, and Jeremiah Jones

Zoom Attendees – James Hess, Kristen Stagg, Betsy, Evan Lescanec, and Margie

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**

Vice-Chairman Loudenslager 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**

Vice-Chairman Loudenslager called for public comments.

Chelsie Markel – 151 Quail Drive – questioned if the Berkshire Hills Homeowners’ Association meeting scheduled for Tuesday, June 03, 2025, at 5:00 p.m. will be available on zoom. She also questioned Data Centers if the Township should be starting to prepare Ordinances for them. She also had some questions about the Comprehensive Plan. She questioned the rezoning of the area around Bostic Field to high density and the growth changes on the Land Use Map.

**COMPREHENSIVE  
PLAN UPDATE**

Brandon Slatt, Township Manager, stated that Carroll Township Planning Commission Members reviewed the Comprehensive Plan with Peter Simone from Simone Collins at their May 22, 2025, meeting. If the Board has any additional comments, please forward them to him and he will see that they are forwarded to Mr. Simone.

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
JUNE 02, 2025  
Page 2 of 4**

ITEMS TO BE  
PLACED ON THE  
JUNE 09, 2025  
AGENDA

The following items were discussed and are to be placed on the June 09, 2025, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Sandra Eimer - 300 Normandy Lane – requesting waivers to replant trees on her property.
2. Final Land Development Plan for Sheetz Store #413 Rebuild – Deadline Date June 13, 2025 – Need Time Extension
3. Final Subdivision and Land Development Plan for 941 York Road Warehouse – Deadline Date June 14, 2025 – Need Time Extension
4. Final Subdivision and Land Development Plan for Chestnut Grove Phase I – 29 Lots (27 Single Family Detached and 2 SW Basins) – Deadline Date June 09, 2025 – Need Time Extension
5. Resolution Number 2025-14 – A Resolution of Carroll Township Board of Supervisors, York County, Pennsylvania to adopt and submit to DEP for its approval as a revision to the “Official Sewage Facilities Plan” of the municipality for the Richard and Susan Snare Subdivision Revised Sewage Facilities Planning Module.
6. Final Subdivision and Land Development Plan for Carroll Township Townhomes – Deadline Date – July 2, 2025

Supervisor Bush questioned if breakdown lanes should be considered.

Supervisor Loudenslager questioned the roundabout configuration with these developments.

7. Memorandum to Revise the Subdivision and Land Development Plan Review Policy and Procedure

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
JUNE 02, 2025  
Page 3 of 4**

8. Discussion on continuing the zoom platform

Supervisor Bush stated Board Members should be sitting in the meeting. He also stated if a Board Member misses the Work Session they should not vote.

Supervisor Kelly stated at the next budget meeting we should budget to replace the existing equipment so we can continue to zoom.

9. Discussion on the grant applications through Community Networking Resources (McNees Government Relations)

10. Public Hearing scheduled for Monday, June 09, 2025 at 6:00 p.m. for the Conditional Use Application for RPM Signs and Lighting to erect a Billboard Sign on the Paxton property at 425 Range End Road

11. 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.

12. May 05, 2025 - Board of Supervisors Work Session Minutes

13. May 12, 2025 - Board of Supervisors Meeting Minutes

**OTHER ITEMS  
DISCUSSED**

Final Subdivision and Land Development Plans for Stony Run Village for BLG Construction, LLC – Deadline date July 15, 2025. The Developer asked that this matter be tabled until the July 02, 2025 Board of Supervisors Work Session.

Attorney William Cluck is representing Justin Sipe. He stated sections of the Pennsylvania Laws and cases in Commonwealth Court why Hartman Lane cannot be used as an emergency access. He references the letter dated May 7, 2025, from McNees and Wallace stated that the developer has legal right-of-way to Hartman Lane using a 1981 Maintenance Agreement. He stated they are wrong they do not have legal right-of-way. He is asking the Board to deny the Plan when it comes before them in June or July 2025.

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
JUNE 02, 2025  
Page 4 of 4**

Supervisor Bush questioned the loop street if it is a public street.

Shelia Covert – 1163 Park Avenue – had a list of items why the Final Stony Run Village should be disapproved by the Board.

Chelsie Markel – 151 Quail Drive – submitted to the Board a letter written by Michael Franks with a copy of his deed attached. She stated that some members of the Northern York County Fire Resue went to look at Hartman Lane. She also stated that the easement agreement with the Dillsburg Borough residents has not been signed for the sidewalk issue.

Supervisor Bush stated by reviewing the plan he had questioned on the road right-of-ways.

Justin Sipe – 40 Hartman Lane – stated that Hartman Lane is a private road unless it is brought up to current day specs.

**FINAL PLANS FOR  
ROGER PETRONE  
DISCUSSION**

Supervisor Bush question why Mr. Petrone had to pay a road improvement fee for his three-lot subdivision. There is only one lot in Carroll Township and two lots in Monaghan Township. Monaghan Township's road improvement fee is only \$500.00. Carroll Township's road improvement fee is \$10,000.00. Why is he paying more in Carroll Township for just one lot? He feels the developer should not have to pay the road improvement fee. It should be the individual that purchases the property instead.

**ADJOURNMENT**

It was moved by Supervisor Bush, seconded by Supervisor Kelly, and unanimously carried to adjourn the meeting at 8:01 p.m.

Respectfully submitted,

---

Faye L. Romberger, Secretary