

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
JUNE 06, 2022
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ROLL CALL

SUPERVISORS – Kelley Moyer-Schwille, Dave Bush, and Tim Kelly

SUPERVISOR ZOOMED – Kelly Wall

ATTENDEES - Faye Romberger, Phillip Brath, P.E., Michael Pykosh, Esquire, Thomas Wargo, Chief, Bruce Janasik, Cindy Janasik, Scott Vance, Mark Hagenbuch, Linda Hagenbuch, Bob Taylor, Stacey Maus, Audran Reyes, Christina Heisey, Cindi Snoke, Mark Snoke, Tricia Burkholder, Troy Burkholder, Jeremiah Jones, Ryan Vankirk, Ken Farner, Gary D. Reihart, and Lisa Swartz

ZOOM ATTENDEES - Peggie Williams, James Hess, Vicki Church, and Matthew McAneny

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 Kelly called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:35 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

PUBLIC
COMMENTS

Chairman Kelly called for public comments.

Ken Farner – 285 Ore Bank Road – stated that he has had the Township do some research. There have been several sand mounds installed in the Township and none of these systems requested a waiver of the 100’ isolation distance. He is questioning Phillip Brath’s Comment Letters and why they were issued.

Craig Bachik – Navarro & Wright- is representing the R.F. Fager Project. He did a presentation on how the building will look at the finished stage. He also discussed the screening of the property. He stated that there will be 200 trees and 310 shrubs that will be planted on the property. Approximately seventy trees and 120 shrubs will be planted on the side of building that is facing the homes. He stated that the Developer will be asking for a waiver to allow them to plant the trees higher on the slope and closer to the building. The emergency doors will be lighted. At this time there are no security cameras proposed for

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**PUBLIC COMMENTS
CONTINUES**

these doors. An infiltration trench was installed to collect the stormwater on the side of the building that faces the South Mountain Estates Development to resolve the runoff water problem. Mr. Bachik stated that the business will be open for normal business hours Monday through Friday. No evening hours or weekends.

Chairman Kelly asked what is the normal operation hours.

The following residents from South Mountain Estates were here tonight to discuss their concerns and the construction of the R. F. Fager building.

Cindy Janasik – 176 Martel Circle – questioned the timeline to plant the trees. Also was wondering if there would be lights above the doors and will they be on 24 hours. – I wake up every morning, shake my head, and wonder how could this have happened. The developer destroyed all the trees on the property. Two of the trees taken out were on their property. She stated that the trust for the Supervisors has been lost.

Audran Reyes – 163 Martel Circle – questioned how do we know the suggestions will go in. 200 trees, 301 shrubs, 70 trees and 120 shrubs will be facing the homes. Gray color is not an earthly color. Can there be a different color.

Lisa Swartz – 191 Martel Circle – since the Fager Building has been going in between 189 Martel Circle and 191 Martel Circle they have had about 2” of water ponding on their properties and will stay there approximately 3 to 4 days which they have not had this problem before. She is asking if they could look at this problem. They are wondering where the water is coming from.

Bob Taylor – 162 Martel Circle - questioned if the Township looked at the York County Planning Commission Traffic Study dated 2011. York County showed the intersection at Spring Lane Road and Old Gettysburg Pike as a failed intersection and recommended a roundabout be installed. It appears the Township did not review this traffic study. Truck turning will be a problem at this location. Recommends that the Board look at the Carroll Township Zoning Ordinance, so this does not happen again.

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**PUBLIC COMMENTS
CONTINUES**

Ken Farner – 285 Ore Bank Road – stated he travels this area. The detention pond on Spring Lane Road still retains water. He questioned where is this water going to.

Stacey Maus – 165 Martel Circle – questioned the standing water in the detention pond. How long will it stay? There is no fencing around the pond. She questioned the hours of operation. Is there going to be one or two shifts working at this facility? Is overnight parking going to be allowed? What about the trucks idling on the property?

**STONEBRIDGE
CROSSING
COMMENTS**

Linda Hagenbuch – 821 W. Siddonsburg Road – Lots 98 and 99 are not paved and not required to be paved. They have tried putting up fencing on both sides of right-of-way, which could not happen because of underground wires.

Scott Vance – 104 Stonebridge Drive – stated that he has presented a Landscape lawsuit to the Board. The landscaping has not been installed on his property. We are now getting in the dedication stage and driveways and landscaping has not been installed. The driveways should be installed and remove the shared driveway. The Board should hold surety in the amount of \$200,00.00 to \$300,000.00 for these improvements.

Mark Hagenbuch – 821 W. Siddonsburg Road – stated that this is a personal issue between Mr. Vance and some of his neighbors. The fence that was not put in was because the property owner would not allow the Township on his property. He stated that two or three property owners would not allow the Township on their properties to install the landscape screening. Mr. Hagenbuch stated if they would have to use Lot 98 or 99 which ever one that comes back to their property, they will not have the thirty-foot setback which is required by the Ordinance.

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U.S. RT. 15
BYPASS

Supervisor Bush stated that we need to look into a U.S. Route 15 bypass. Route 74 traffic must get off Route 15. If we let PennDOT put limited access on Route 15, the businesses will be fenced off and we will lose our businesses. The traffic signal at Shumaker's should be removed. The bypass would be located on the western side of Route 15. We would keep the existing Route 15 as the Business Route. This bypass should have been done 25 to 30 years ago and it was not. Route 74 would be relocated down around the school. The bypass would take approximately 50% of the traffic off Business Route 15. We must locate the bypass through the community somehow. An Interchange would be around the Yellow Beeches on the western side of Route 15. The other interchange would be around Range End Road. We need to get with PennDOT and get this ironed out and get a plan for the future. This plan will reserve this land for future planning of the Route 15 Bypass.

Supervisor Moyer-Schwille questioned where this bypass will go. She stated that Mr. Bush indicated to her this bypass would go through Holly Hills, South Mountain Estates across Spring Lane Road, Camp Ground Road, Old Mill Road, go through Mountain Crest Estates, over Mountain Road, through the Golf Course to Range End Road. She asked how many homes would be involved and who is going to pay for that. The relocation of Route 74 has been discussed with PennDOT and York County Planning Commission for several years and they are on board with it.

ITEMS TO BE
PLACED ON THE
JUNE 13, 2022
AGENDA

The following items were discussed and are to be placed on the June 13, 2022 Board of Supervisors Meeting Agenda for further discussion and for action:

1. Resolution Number 2022-21 for Public Comment Period at public meeting
2. Street Dedication – Stonebridge Crossing Phase II (Resolution Number 2022-16) and Financial Surety Release
3. 2023 – 2025 Police Services Agreement with Franklintown Borough
4. 2023 – 2025 Police Services Agreement with Monaghan Township

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ITEMS TO BE
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CONTINUES

5. Resolution Number 2022-10 – Increase the Number of Alternate Members appointed by the Governing Body to three instead of one alternate member for the Carroll Township Zoning Hearing Board and appoint the individuals as the second and third alternate members
6. Fee Schedule for new Zoning Hearing Board Solicitor's Fees
7. Proposed Ordinance Number 2022-251 – An Ordinance establishing the office of Township Manger of Carroll Township; establishing duties; providing for the fixing of compensation; and requiring post of Bond
8. Discussion on text changes to the Carroll Township Zoning Ordinance for the Mixed Used 1 (MU1) Zone §450-206
9. Common Ownership Merger Plan (Lot Consolidation) for Nicole and Frank Wright 43 Warrington Road, Dillsburg, PA
10. Penn Waste because of the heat would like to start one hour earlier than the normal start time. The normal start time is 6:00 a.m. to 7:00 p.m.
11. Monty Morehead – 19 Golf Course Road has not connected
12. May 02, 2022 Board of Supervisors Work Session Minutes
13. May 09, 2022 Board of Supervisors Meeting Minutes
14. Fieldstone Crest Phase 2 and 3 Surety Release Number 1
15. Ice Machine for Road Crew
16. Bruce Trostle resignation from the Board of Supervisors
17. DEP Planning Module for Turkeyfoot Properties
18. Authorization to advertise for the vacancy on the Board of Supervisors

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ITEMS TO BE
PLACED ON THE
JULY 05, 2022
AGENDA

1. Update on Proposed Street Dedications Locust Hills Farm
2. Update – Four No Pumps for 2021 – due October 31, 2021
3. Update on Street Dedications – Stonebridge Crossing Phase I (Resolution Number 2022-15)
 - a. Discuss holding surety for Lots 98 and 99 between \$200,000.00 to \$300,000.00 to put these driveways in
4. Dillsburg Ventures – Village at South Mountain – Time Extension
5. Charles Courtney – Warehouse Project
6. Update on the Township owned property on Old Mill Road .23 acres

WAREHOUSE
PROJECT

Charles Courtney is here tonight to present a warehouse project along Route 194 by the Northern York County School District. There are two concept plans. The first one is Dillsburg Warehouse Concept #19 shows four warehouses and 6 apartment buildings. There is one small warehouse in Franklin Township and everything else is in Carroll Township. On this concept plan a small area would need to be rezoned from Agricultural-Conservation Zone (AC) to Mixed Used 1 (MU-1). The second is Dillsburg Warehouse Concept #20. This concept shows two warehouses. The biggest warehouse is in Carroll Township. The smaller warehouse is in Franklin Township. They have options to purchase the Willis, Reinhart, and Wonders properties along Route 194. Mr. Courtney asked the Board to review the concepts and let him know which one they would be in favor of.

Chairman Kelly questioned the pumping of public sewer and water for this project. He also questioned traffic around the school District what does that look like and is this road going to be turned over to PennDOT.

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WAREHOUSE
PROJECT
CONTINUES

Supervisor Bush questioned if the new road Route 74 can the curves be straightened out. He asked if larger drawings can be available showing Route 15 and the school. He questioned about spills and hazardous materials.

Supervisor Moyer-Schwille questioned what is the use of the warehouses.

FARNER
NEIGHBOR'S
SAND MOUNDS

Supervisor Bush questioned if there is anything we can do to help Mr. Farner out concerning the location of the sand mounds on his neighbor's properties.

ADJOURNMENT

It was moved by Supervisor Moyer-Schwille, seconded by Chairman Kelly, and unanimously carried to adjourn the meeting at 10:23 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary