

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 25, 2026, 2026
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ROLL CALL	COMMISSIONERS – Ken Baker, Todd Ryan, Matt McAneny, Earnie Zimmerman, and Jeremiah Jones ATTENDEES –Brandon Slatt, Township Manager, Manyi Liu, Township Engineer, and Mike Kreiger Zooming – None
CALL TO ORDER	Chairman Baker 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 Baker called for public comments. There were no public comments.
MAY 28, 2026 MEETING MINUTES TABLED	It was moved by Commissioner Zimmerman, seconded by Commissioner Ryan, and unanimously carried to table the May 28, 2026, Planning Commission Meeting Minutes until the July 25, 2026 Planning Commission Meeting.
FINAL PLANS FOR TIDAY BORS HOMES LLC CONDITIONAL APPROVAL	It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to grant the following waiver requests for the Final Subdivision Plan for Tiday Bors Homes LLC as per Manyi Lie’s Comment Letter dated June 15, 2026: II. Requested Waivers 1. Provide a Preliminary Plan. (§ 435-13) The Applicant has requested a waiver. Isett takes no exception to this waiver request. 2. Provide information within 200 feet of the property. (§ 435-25.D) The Applicant has requested a waiver. Isett takes no exception to this waiver request. 3. Provide an Erosion Control and Sedimentation Plan. (§ 435-28.H/36.O.3) The Applicant has requested a waiver. Isett takes no exception to this waiver request

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It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan for Tiday Bors LLC contingent upon addressing all of the following comments in Manyi Liu's Comment Letter dated June 15, 2026:

III. Comment or Corrective Items: Zoning

1. None

IV. Comment or Corrective Items: Subdivision and Land Development

1. Note 10 is pending the HOP permit number and should be revised when HOP permits are acquired.
2. A legal description of the easement along the Hartman Lane, cross access, and storm sewer around shared seepage pit should be provided or should be identified by two locational dimensions (ties) with metes and bounds per SALDO §435-50.A.

V. Administrative Comments:

1. Comment has been addressed, however the certification indicates 587 and 589 Baltimore Street rather than 507 and 509 Baltimore Street and should be revised to indicate the correct address.
2. Waivers Section shall be updated on the Plan with dates based on the Board's action (§435-26.K).
3. All certificates must be executed and dated after the last revision on the plan (§435-28.B).
4. The owner must sign the plan and date it after the latest revision on the plan (§435-28.C).
5. All outstanding fees, including recreation fees, must be paid prior to plan recording. (§435-36.M) The applicant has offered a fee in lieu to meet park and open space provisions. (§435-43).
6. The resubmitted plan title indicates a revision date of 6-5-26, however the drawing shows a revision date of 4-30-26.

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This revision date on the drawing and title should be updated to be consistent.

VI. YCPC Comments:

1. Proof that the waivers requested were granted (§435-24.L).
2. The “Statement of Ownership, Acknowledgment of Plan, and Offer off Dedication” statement must be signed by the owner and notarized (§435-26.A)
3. The dated signature and seal of the surveyor responsible for preparation of the plan (§435-24.D)

VII. Maintenance Agreement Comments:

1. Shared Driveway should include that , “The shared driveway and entrance from Baltimore Street shall remain open, unobstructed, and reasonably maintained. No owner shall erect any fence, gate, wall, landscaping, structure, or other obstruction that interferes with access.”
2. Stormwater Facilities should include that “All stormwater management facilities, infiltration beds, piping, inlets, discharge structures, and related improvements serving both Lots shall be jointly maintained and unaltered in any way that affects the performance of these facilities.”
3. Roofs, Gutters, and Downspouts. Should include that “No owner shall alter any roof drainage component in a manner that adversely affects the adjoining Lot or alters the performance of the stormwater management or infiltration beds.” Capital Region Office
4. A legal description of both the Cross Access Easement and the Shared Seepage Pit should be provided.
5. The Township solicitor should review the agreement.

FINAL PLANS FOR
235 CAMP
GROUND ROAD
JEFFREY A. STUMP
AND ANGELA
CLEMONS
TABLED

It was moved by Commissioner Ryan, seconded by Commission Zimmerman, and unanimously carried to table the review of the Minor Final Subdivision Plan of 235 Camp Ground Road, for Jeffrey A. Stump and Angela Clemons until the July 23, 2026 Planning Commission Meeting.

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ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 6:42 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary