

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 26, 2025
Page 2 of 4**

Commissioner Baker questioned if a note can be added to the plan stating that the slope will not go greater than 2:1.

It was moved by Commissioner Ryan, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision and Land Development Plan for Chestnut Grove Phase I contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated June 10, 2025:

III. Comments or Corrective Actions

1. Update Plan Date on Cover Sheet based on last date revised. Plan last revised 6/4/25, but cover sheet still dated 5/6/25.
2. Revise Swale 4 details to include dimensions, Z value, and remove overprint;
3. Provide stand-alone post construction Operation and Maintenance plan for all SW BMPs. §428-11.F.(7)/§ 428-27 The O&M plan shall be bound with instructions for long term maintenance and cleaning and include drawings of the structure. Provide two copies and one digital copy. (MS4 O&M);
 - a. We recommend using selected inspection sheets from PA DEP Form 3800-FM BCW0531A (link - DEP eLibrary), based on which BMP types are in the development.
 - b. An example plan will be provided for reference.
4. Revise Plan minor inconsistencies/linework (submit PCSM/E&S Plans demonstrating updates);
 - a. Include Stormwater Easement in setback line on Lot 1. See sheet PC2.2 in PCSM Plan Set;
 - b. Revise PCSM Plan Sheet PC2.2 without text overlaps on street names and misplaced number 156 on Pin Oak Lane;
 - c. The E&S Plan Set shows the installation of SMH14 & SMH14A in Phase 2. Please confirm that these will be installed or revise plans accordingly (§435-26.R);

IV. Outside Agency Approvals Required Prior to Recording the Plan

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 26, 2025
Page 3 of 4**

1. Provide copy of agreement from Dillsburg Area Authority to provide service for Water & Sewer (§435-47.E) (§435-47.D);
 2. Provide approval of design and agreement to serve for Water and Sewer service. (§435-46.D & 47.E). Water & Sewer improvements are to be bonded with DAA (§435-36.O.4). Provide evidence this is complete;
 3. Provide approved PennDOT Permit Siddonsburg Road access. (§435-17);
 4. Provide NPDES and PA DEP Chapter 102 (Erosion and Sedimentation Control) permits and permits for activities within existing floodway. (§428-11.G.) (§435-28.H/36.O);
- V. Administrative Comments Required Prior to Recording the Plan
1. Waivers Section shall be updated for requested waivers based on Boards action (§435-26.K) and action dates shall be added to the plan;
 2. Applicant must provide Estimate of Probable Construction Cost for all work associated with improvements necessary to complete project. Some of these elements include earthwork, E&S and stormwater controls, improvement items for roadway improvements, signage and etc. (§435-36.K) (§435-71 & 72);
 3. Financial Security for the completion of Public Improvements and Stormwater Management Facilities within the Township shall be provided prior to recording the Plan. (§ 435-72.B/428- 22);
 4. Provide Developer's Agreement for required improvements for Solicitor review and Township approval. (§435-36.J/435-72.B);
 5. The Stormwater O&M Agreement shall be executed for each phase. (§ 428-27);
 6. Provide Community Association Document, HOA Bylaws, Rules and Regulations, Declarations and Covenants, Public Offering Statement, and Easement Agreements for Solicitor review. (§435-27.M/435-78);
 7. Proposed street names and addresses must be approved by the Township prior to recording the Plan. A list of proposed addresses shall be submitted by the Applicant, to

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 26, 2025
Page 4 of 4**

- the Township Zoning Officer, for review and coordination with the Post Office and approval or revision;
8. All outstanding fees, including rec fee in lieu and Roundabout contribution must be paid prior to recording Plan. (§ 435-36.M/435-27.D(8));
 9. A construction inspection escrow must be established with Township (435-36.L);
 10. All signatures and certifications must be provided and dated after last revision date of plans (§435-28.B & C) (§ 435-24.E) ;
 11. An updated Stormwater Management Report, complete with all updates, signed & sealed shall be submitted prior to recording, for township records;
 12. A digital set of the full SLD Plan set, including E&S and PCSM plans shall be provided, with the final plans, prior to recording. We request a drawing file to be provided with the stormwater piping and outline of the basins for incorporation into the GIS system for MS4 compliance mapping. (§435-14.K);

Commissioner Borkenhagen questioned who follows through that all of comment items are completed.

ADJOURNMENT

It was moved by Commissioner Baker, seconded by Commissioner Ryan, and unanimously carried to adjourn the meeting at 6:48 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary