

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 27, 2019
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ROLL CALL	COMMISSIONERS – Perry Bates, Brian Linsenbach, Ron Colvin, Alexis Isenberg, Todd Ryan, and Chad Reed ATTENDEES – Faye Romberger, Phillip Brath, Tim Mellott, Charles Suhr and Linda Fiscus
CALL TO ORDER	Chairman Bates 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 COMMENT	Chairman Bates called for public comment. There were no public comments.
APPROVAL OF THE MARCH 28, 2019 MINUTES	It was moved by Commissioner Reed, seconded by Commissioner Ryan, and unanimously carried to approve the March 28, 2019 Planning Commission Meeting Minutes as submitted.
APPROVAL OF THE APRIL 25, 2019 MINUTES	It was moved by Commissioner Reed, seconded by Commissioner Ryan, and unanimously carried to approve the April 25, 2019 Planning Commission Meeting Minutes as submitted.

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PRELIMINARY
PLANS FOR
FIELDSTONE CREST
HARRY FOX, JR.

It was moved by Commissioner Reed, seconded by Commissioner Ryan, and unanimously carried to recommend to the Board of Supervisors to grant waiver request number 6 as per Phillip Brath Comment Letter dated June 24, 2019. All of other waiver requests (IV Waivers 1, 3, 4, and 5) were approved by Planning Commission at their April 25, 2019 meeting:

IV. Waivers

6. Temporary or permanent loop streets shall not exceed a centerline distance of 1200 feet in length and cul-de-sac streets shall not exceed a centerline distance of 600 feet in length as measured from the centerline intersections of the through street to the center of the cul-de-sac turnaround and for loop street centerline distance from through street back to through street. (Section 702.9.8)

It was moved by Commission Reed, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision Plan for Fieldstone Crest – Harry H. Fox, Jr. – 29 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated June 24, 2019:

II. Subdivision (Ordinance No. 2018-242)

1. All certificates must be signed, sealed, and dated after last submission revision date. (Section 507/607.1)
2. The Owners must sign the plan and date after last plan revision. (Section 507.3/607.1)
3. A statement on the plan indicating any proposed waivers, special exceptions, conditional uses or variances and date of action by Board. (Section 505.15)
4. Show well and septic system isolation distances on Subdivision Sheets 5, 6 & 7 to show encumbered areas. (Section 709.6, 709.7 & 710.4)

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5. If the existing fruit stand on lot 14 and existing sheds on lot 1 are to remain easements must be provided. (Section 505.6)
6. Final action by Board of Supervisors on waivers requested must be noted on plan prior to plans recording. (Section 505.15)
7. Sewer Planning for Subdivision shall be approved prior to final plan approval. (Section 506.2/709)
8. Provide Community Association Document for approval prior to Plan approval. (Section 506.13)
9. Provide E&S approval or Letter of Adequacy from DEP or YCCD prior to Plan approval. (Section 507.8) Note – outside agency approvals.

III. Stormwater (Ordinance No. 2011-216)

1. The type, location and extent of all erosion and sedimentation control measures shall be shown on an Erosion and Sedimentation Control Plan that conforms to the requirements of Part IV of the DEP Soil and Erosion and Sediment Control Manual, as a minimum and as approved by the York County Conservation District. (Section 303.E.1)
2. A draft description of an ownership and maintenance program, in a form that can be incorporated into a stormwater easement agreement at the Recorder of Deeds for York County. This form shall clearly set forth the ownership and maintenance responsibilities for all temporary and permanent stormwater management facilities which shall include subsections A, B, and C. (Section 303.F.7)
3. Outlet structure detail shall be set 3' below grade. (Section 401.7.A(26))
4. The discharge pipe shall consist of RCP. (Section 401.7.A(10))
5. All outlets discharging onto adjacent property owner's properties must have adjacent property owner's written permission. (Section 401.7.E)

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6. Provide basic detail drawings for proposed inlets, oversized inlets, concrete endwalls, and storm pipe trench details demonstrating which standard components are proposed for this site. Demonstrate that inlets have concrete flow channels and general materials of construction.
7. Provide a single bound final signed and sealed stormwater management report for the file

V. General Comments

1. Consider parking restriction on one side of street. If provided, show sign locations. **This comment was removed.**
2. The Commission and Board should note the project proposes 29 dwellings. A Traffic Impact Study shall be submitted for projects that propose at least thirty (30) dwelling units or fifty (50) parking spaces and/or “drive through” service. The Board of Supervisors may require a Traffic Impact Study when, in their opinion, the conditions outlined in 506.3.A exist.
3. Show and detail cul-de-sacs, including construction, temporary easements and restoration details.

VI. Removed Final Plan Comments from Plan Change
(These comments included in the previous letter are no longer applicable due to change to Preliminary Plan)

1. Provide Developer’s Agreement for approval prior to recording the Final Plan. (Section 607.10)
2. Provide financial surety for Final Plan in accordance with Section 1301 prior to recording the Final Plan. (Section 607.11)
3. All outstanding fees, including review and recreation fees, must be paid prior to recording the Final Plan. (Section 607.13)
4. Provide proposed fee-in-lieu for required park and open space prior to recording the Final Plan. (Section 706.3.B)

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5. Financial Security for the completion of Stormwater Management Facilities as set forth in Article V of this Ordinance. (Section 303.H)

COMMENTS

Commissioner Colvin wanted to thank all of the Planning Commission Members for their support during his time on the Board. He will miss everyone.

ADJOURNMENT

It was moved by Commissioner Colvin, seconded by Commissioner Ryan, and unanimously carried to adjourn the meeting at 7:06 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary