

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
MARCH 23, 2023  
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ROLL CALL                            COMMISSIONERS – Jeremiah Jones, Chad Reed, Vincent Sabia, Ken Baker, Earnie Zimmerman, and Matthew McAneny

ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, Matt Nunn, Josh Hoffman, Jason Shortall, and Craig Mellott

CALL TO ORDER                      Chairman Reed 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.

APPOINTMENT OF TEMPORARY CHAIRMAN                      It was moved by Commissioner Reed, seconded by Commissioner Sabia, and unanimously carried to appoint Matthew McAneny as Temporary Chairman.

APPOINTMENT OF CHAIRMAN                      It was moved by Commissioner Zimmerman, seconded by Commissioner Sabia, and unanimously carried to appoint Chad Reed as Chairman of the Planning Commission Board.

APPOINTMENT OF VICE – CHAIRMAN                      It was moved by Commissioner Reed, seconded by Commissioner Zimmerman, and unanimously carried to appoint Earnie Zimmerman as Vice-Chairman of the Planning Commission Board.

APPOINTMENT OF SECRETARY                      It was moved by Commissioner Reed, seconded by Commissioner Zimmerman, and unanimously carried to appoint Vincent Sabia as Secretary.

PUBLIC COMMENTS                      Chairman Reed called for public comments.

Jason Shortall – 65 Golf Course Road- suggested amending the Zoning Ordinance to include definitions for warehouses and distribution centers.

Phillip Brath, Township Engineer, stated that we are looking into redefining warehouses in the Zoning Ordinance.

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APPROVAL OF THE FEBRUARY 23, 2023 MINUTES

It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and unanimously carried to approve the February 23, 2023 Planning Commission Meeting Minutes as submitted.

LOT CONSOLIDATION FOR KENNETH L. AND ELAINE H. HUTCHISON  
1 HEATHWOOD DR.

It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and unanimously carried to recommend to the Board of Supervisors to approve the Common Ownership Merger Plan (Lot Consolidation) for Kenneth L. and Elaine H. Hutchison, 1 Heathwood Drive, Dillsburg to combine Tax Parcel 20-01-55 and Tax Parcel 20-01-56 into one lot contingent upon addressing all of the York County Planning Commission review comments in their letter dated February 27, 2023.

INCH PROPERTY MIXED-USE DEVELOPMENT  
15 ORE BANK ROAD  
TABLED

It was moved by Commissioner Sabia, seconded by Commissioner Zimmerman, and unanimously carried to table the review of the Preliminary/Final Subdivision and Land Development Plan for the Inch Property Mixed-Use Development at 15 Ore Bank Road until the April 27, 2023 Planning Commission Meeting.

LEFEVER PROPERTY  
TCNE ROUTE 74 ASSOCIATES, LLC  
WAREHOUSE  
TABLED

It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and carried to table the review of the Preliminary Land Development for the Lefever Property – TCNE Route 74 Associates, LLC (Warehouse) until the April 27, 2023 Planning Commission Meeting.

Commissioner Baker abstained.

ADJOURNMENT

It was moved by Commissioner Zimmerman, seconded by Commissioner Sabia, and unanimously carried to adjourn the meeting at 7:05 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary