

**CARROLL TOWNSHIP
 PLANNING COMMISSION
 MEETING MINUTES
 MAY 25, 2023
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ROLL CALL COMMISSIONERS – Jeremiah Jones, Chad Reed, Ken Baker, Todd Ryan, Vincent Sabia, and Matthew McAneny

ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, Hugh Simpson, Scott Akens, Laura Whitcomb, Dave Whitcomb, Brian Seip, David Weslodsey, Kyle Mostik, Isaac Tucker, and Andrew Reese

CALL TO ORDER Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:40 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

PUBLIC COMMENTS Chairman Reed called for public comments. There were no public comments.

APPROVAL OF THE APRIL 27, 2023 MINUTES It was moved by Commissioner Baker, seconded by Commissioner Jones, and carried to approve the April 27, 2023, Planning Commission Meeting Minutes as submitted.

Commissioners Sabia and Ryan abstained from the vote.

CHESTNUT GROVE RESIDENTIAL DEVELOPMENT DAVID WHITCOMB It was moved by Commissioner Sabia, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Preliminary Subdivision and Land Development Plan for the Chestnut Grove Residential Development – 73 Lots (12 Single Family Semidetached, 60 Single Family Detached, & 1 SWM Basin) as listed in Phillip Brath’s Comment Letter dated May 23, 2023:

III. Waivers

1. Plan scale must be 10’, 20’, 30’, 40’, 50’ or 100’. Applicate Requesting use of 1” = 60’ (§432- 23.A). Applicant is requesting a waiver; (**Waiver Request was withdrawn**)
2. Park & Recreation Report prepared by Certified Park and Recreational Plan (§435-27.D); Applicant is requesting a waiver;

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3. Provide Preliminary Resource Impact Conservation Plan (§435-27.L). Applicant is requesting a waiver;
4. A minimum of 150' is required for intersection separation (§435-39.R) (Red Bud Circle / Beechnut Way). Applicant is requesting a waiver;
5. The required setback for the wetlands should be a total of 65 feet based on §428-19.A (1), (2), (3). Applicant is requesting a waiver;
6. Side slopes of the basins shall not be less than four horizontal to one vertical for residential basins. (§435-17.G.1.d) Applicant is requesting a waiver;
7. Provide Steep Slope Report (§435-27.H) Applicant is requesting a waiver.

It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision and Land Development Plan for Chestnut Grove Residential Development – 73 Lots (12 Single Family Semidetached, 60 Single Family Detached, & 1 SWM Basin) contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated May 23, 2023:

II. Subdivision (Chapter 435)

1. Waivers Section shall be revised based on Boards action (§435-26.K) and dates added to the plan based on the actions of the Board. Make sure all waivers are included.
2. Sewer Planning must be approved by DEP (§435-27.B);
3. Traffic Impact Study (TIS) required based on number of dwellings units and current access configuration and data shall be approved prior to approval of the plan. (§435-27.C);
 - a. One of the goals of the traffic study is that new traffic shall not reduce the current levels of service at intersections with ratings of C or lower. (§435-27.C.2.n.4) Ore Bank and Siddonsburg is reduced from a C to a D. The Applicant shall provide a solution or shall consider a contribution to the Ore Bank and Siddonsburg proposed roundabout. In review of the new traffic to the

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- intersection, we determined Chestnut Grove contributes approximately 12% of new traffic.
4. Developer proposes to pay a fee in lieu of providing onsite recreation facilities per §435- 27.D(8);
 5. Provide Community Association Document in accordance with §435-27.M;
 6. Provide proof of Soil Erosion and Sediment Control and NPDES approval prior to Final Plan approval. (§435-28.H). The Township is concerned that the NPDES process will cause significant changes in the Plan. If the Plan is revised significantly, the Plan may need to go through the Preliminary Plan process again.
 7. All signatures and certifications must be provided and dated after last revision date of plans (§435-28.B & C);
 8. Provide typical cross section detail for required road widening W. Siddonsburg Road, consistent with the area to be widened. (§435-39.D). Section must show sidewalk, drainage, & curb along entire entrance;
 9. The Township has reviewed the correspondence of the 10/03/2022 meeting with YCPD. The project has been elevated to an individual NPDES Permit due to “Trout” designation. The Township reserves the right to require additional setbacks per ordinance but will defer to limiting zones provided by DEP/USACE unless or until the NPDES permit process informs the issue;
 10. Curb must be shown on entire W. Siddonsburg Road frontage (§435-39.D.1).

IV. Stormwater (Chapter 428)

1. Provide a final signed and sealed stormwater management report for Township record.
2. We are concerned that the Details of Stormwater Detention / Infiltration Basins provided on the plans are difficult to follow for constructability. (§428-11.D) Also, the elevation differences between the spillway and outlet box and 100-year surface are within 0.02 foot or less and constructability is a concern for basin operation.

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3. We are concerned with the methodology for dewatering calculations. The standard of practice is dewatering from the peak water elevation or for the whole hydrograph. This issue shall be settled prior to approval of the Final Plan and through the NPDES permit process. (§428-17.G.1.g)
4. A bound Operation and Maintenance manual shall be provided to the HOA for use for maintenance of the stormwater facilities, prior to final plan approval. Provide a copy for Township records. (MS4 O&M)

V. General Comments

1. The Wastewater Collection System shall be approved by Dillsburg Area Authority prior to approval of the plan;
2. Water Distribution System shall be approved by Dillsburg Area Authority prior to approval of the plan;
3. Easement needed for drainage inlet on Lot #49.

Commissioner Ryan stated that it is possible to change the clauses in the HOA paperwork. As far as removing the clause that required a professional landscaper to mow the detention ponds.

Commissioner Baker questioned the closing of Carroll Drive in the future.

FINAL LAND
DEVELOPMENT
PLAN FOR
54 OLD YORK ROAD
DEVSPIRE LLC &
KATAPULT
ENGINEERING

It was moved by Commissioner Ryan, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request for the Final Land Development Plan for 54 Old York Road -Devspire, LLC and Katapult Engineering as listed in Phillip Brath's Comment Letter dated May 22, 2023:

V. Waivers

1. Infiltration facilities shall be constructed at a minimum distance of 20 feet from all structures. (428-17.E.11.j). Applicant requesting waiver to ordinance requirement;
2. A Preliminary Land Development Plan shall be submitted for Land Development Plans (§435-13.A) Plan Titles and

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- Certificates shall be consistent with status of Plan.
Applicant requesting waiver to ordinance requirement;
3. Provide Site Context Map (435-27.J). Applicant is requesting waiver to ordinance requirement.
 4. Provide Existing Resources and Site Analysis Plan (435-27.K) Applicant is requesting waiver to ordinance requirement.
 5. Provide Preliminary Resource Impact and Conservation Plan (435-27.L) Applicant is requesting waiver to ordinance requirement.

It was moved by Commissioner Ryan, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final land Development Plan 54 Old York Road – Devspire, LLC and Katapult Engineering contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated May 22, 2023:

II. Zoning (Chapter 450)

1. It appears the proposed lot impervious coverage exceeds the 35% maximum allowed. (450- 204.F)
2. Provide a detailed drawing showing the dumpster masonry enclosure. The dumpster is existing; however, a masonry enclosure should be provided to make compliant to section 450-408.B(1&3);
3. Parking lots shall be surrounded by a 15’ landscape buffer. (450-412.C) Provide extents/locations & dimensions on the plan.

III. Subdivision and Land Development (Chapter 435)

1. Provide radii of the access drive curves proposed. Multiple locations. (435-41.A(2));
2. Provide radius dimensions for all curb radii on plan to allow construction to design. Minimum curb radii in parking lots are 4’ (435-45.A(8));
3. Darken parking lot pavement markings on plan (435-23.D);

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4. Show 50' X 130' joint access drive easement extending 130' back from property corner at right-of-way onto lots along common property line (435-21.D.4(a));
5. Access drives (existing) shall be delineated with concrete vertical curbing. (435-41.J) Show on the plan and provide detail drawing;
6. Screening plantings shall be distributed throughout the entire landscape screen to achieve complete coverage. (435-52.F(1)) Show layout on plan.
7. All outstanding fees, including recreation fees, must be paid prior to plans recording (435- 36.M);
8. All certificates must be executed and dated after the last revision of the plan. (435-28.B)
9. The owners must sign the plan and date after the latest revision on plan. (435-28.C)
10. Must address York County Planning Commission District comment (435-14.F);
11. Provide Erosion & Sedimentation Control adequacy letter from York County Conservation District (435-28.H/435-36.O(3));
12. Park and Open Space provision of section 435-43.C will be required. The developed area is approximately 1 acre. The applicant proposes to pay a fee-in-lieu of dedication.

IV. Stormwater (Chapter 428)

1. Plan Sheet 4- Extend compost filter sock to protect all of the proposed fill slope on the east side of the proposed building. (428-11.E(1));
2. Provide post construction Operation and Maintenance plan for the infiltration bed and all Stormwater management facilities. (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 one copy to the Township and one copy to the owner.

VI. General

1. Provide copy of joint access agreement.

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2. The Plan is difficult to read with some information very light. The plan shall be readable in all aspects. (§435-23.D)
3. After approval of the final plan, the applicant shall present to the Township, six paper copies of the final plan set and two digital copies in a digital physical storage of the plan set to be recorded (in PDF and AutoCAD format or approved alternative). (435-14.K)

MINOR PLANS
FOR CHESTNUT
HOLLOW LOTS
59, 53 & 68
TABLED

It was moved by Commissioner Ryan, seconded by Commissioner McAneny, and unanimously carried to table the Minor Subdivision Plan of Lot #59, Lot #53, and Lot #68 Chestnut Hollow until the June 22, 2023, Planning Commission Meeting.

AMENDMENTS
TO THE ZONING
ORDINANCE FOR
WAREHOUSING
AND DISTRIBUTION
CENTERS

Phillip Brath, Township Engineer, stated the Commissioner were given a copy of the Proposed changes to the Carroll Township Zoning Ordinance 2023 Amendments for Warehousing and Distribution Centers. He requested the Commissioners to review the proposed changes and be ready to discuss at the June 22, 2023, Planning Commission Meeting.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Sabia, and unanimously carried to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary