

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 27, 2021
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| ROLL CALL | COMMISSIONERS – Linda Fiscus, Alexis Isenberg, Chad Reed, ATTENDEES ON ZOOM - Brian Linsenbach ATTENDEES – Phillip Brath, P.E., Faye Romberger, Todd Lyons ATTENDEES ON ZOOM – Peggie Williams |
| CALL TO ORDER | Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:36 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 22, 2021 MINUTES | It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to approve the April 22, 2021 Planning Commission Meeting Minutes as submitted. |
| APPROVAL OF THE APRIL 22, 2021 PUBLIC HEARING MINUTES ON THE COMPREHENSIVE PLAN | It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to approve the April 22, 2021 Planning Commission Public Hearing Minutes on the Amendments to the Northern York County Region Comprehensive Plan as submitted. |
| APPROVAL OF THE APRIL 22, 2021 PUBLIC HEARING MINUTES ON THE ZONING MAP AND ORDINANCE | It was moved by Commissioner Fiscus, seconded by Commissioner Isenberg, and unanimously carried to approve the April 22, 2021 Planning Commission Public Hearing Minutes on the Amendments to the Carroll Township Zoning Ordinance and Zoning Map as submitted. |

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FINAL PLANS FOR
KEITH, GARRY,
AND JOHAN
LEFEVER

It was moved by Commissioner Fiscus, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Final Subdivision Plan of Tax Parcel 20-OC-79 for Keith R. Lefever, Garry C. Lefever, and Johan R. Lefever – 2 Lots as per Phillip Brath’s Comment Letter dated May 24, 2021:

V. Waivers Requested:

1. Provide a stormwater management plan. (Section 435-27. I) Applicant requesting modification from ordinance requirement to defer until building permit is submitted.
2. Provide a Wetland Study. (Section 435-27. G) Applicant requested waiver from ordinance requirement.
3. Provide an Existing Resources and Site Analysis Plan. (Section 435-27. K) Applicant requested waiver from ordinance requirement.
4. Provide a Site Context Map. (Section 435-27. J) Applicant requested waiver from ordinance requirement.
5. Provide a Preliminary Resource Impact and Conservation Plan. (Section 435-27. L) Applicant requested waiver from ordinance requirement.
6. Provide an E & S plan (Section 435-28.H) Applicant request a modification to provide with building permit.
7. Provide Groundwater Supply Study (Section 435-27. F) Applicant requested waiver from ordinance requirement.
8. Provide a Traffic Impact Study (Section 435-27.C) Applicant requested waiver from ordinance requirement.
9. Provide street trees along existing street frontage per Section 435-52. D. Applicant requested waiver from ordinance requirement.
10. Provide Recreation Area or Open Space or provide alternative including Fee-In Lieu. (Section 435-43) Applicant requested waiver from ordinance requirement
12. Provide sidewalks along existing street frontage per Section 435.45.B. Applicant requested waiver from ordinance requirement.

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13. Provide curbing along existing street frontage per Section 435-45. C. Applicant requested waiver from ordinance requirement.

It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to deny waiver request number 11 and add a number 5 under III. Subdivision (Ordinance No. 2018-242 - Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed per Section 435.39.D.1. With the proposed development across Route 74, the Applicant shall confirm with PennDOT the need for, or no need for improvement to the Route 74 and Route 15 and area for dedication. Applicant requested waiver from ordinance requirement for York Road (Route 74).

It was moved by Commissioner Fiscus, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of Tax Parcel 20-OC-79 for Keith R. Lefever, Garry C. Lefever, and Johan R. Lefever – 2 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated May 24, 2021:

III. Subdivision (Ordinance No. 2018-242)

1. A proposed access for Lot 1 shall be provided. Clarify sight distances and clear sight triangles for proposed and existing driveways. (Section 435-39 & 40.N). Sight distances for Lot 2 are inadequate.
2. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28. B)
3. The Owners must sign the plan and ate after last plan revision. (Section 435-282C/36. A)
4. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (Section 435-36.M)
5. Where a subdivision or land development abuts an existing street of inadequate width, sufficient additional width shall be constructed per Section 435.39.D.1. With

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the proposed development across Route 74, the Applicant shall confirm with PennDOT the need for, or no need for improvement to the Route 74 and Route 15 and area for dedication. Applicant requested waiver from ordinance requirement for York Road (Route 74).

ADJOURNMENT

It was moved by Commissioner Fiscus, seconded by Commissioner Isenberg, and unanimously carried to adjourn the meeting 7:11 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary