



**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
MAY 28, 2020  
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LOT ADD-ON  
PLANS FOR  
HALLER AND  
STROUSE ESTATE

It was moved by Commissioner Ryan, seconded by Commissioner Reed, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request for the Lot Add-On for Jeremy and Tara Haller and Juanita M. Strouse Estate – 2 Lots as per Phillip Brath’s Comment Letter dated May 26, 2020:

**V. Waiver Requested**

1. For the new septic system locations, a one-hundred-foot setback from on-lot disposal system must remain on the subject property and must not extend onto any adjacent property, without adjacent property owners’ approval via a recorded easement. (Section 435-46.G) **The Applicant has requested a waiver for Parcel 43C (the lot across the street).**

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Lot Add-On Plan for Jeremy and Tara Haller and Juanita M. Strouse Estate – 2 Lots contingent upon addressing all of the comments in Phillip Brath’s Comment Letter dated May 26, 2020:

**III. Subdivision (Ordinance No. 2018-242, as amended)**

1. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28.B)
2. The Owners must sign the plan and date after last plan revision. (Section 435-28.C/36.A)
3. Add date to any approved waivers upon approval by Board. (Section 435-21.C.11)
4. Place monuments and pins in accordance with Section 435-44 prior to recording Plan. (Section 435-26.M)
5. All outstanding fees must be paid prior to recording Plan. (Section 435-36.M)
6. A lot consolidation deed must be recorded with a minor plan, subject to Solicitor’s review. (Section 435-21.E.10)

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FINAL PLANS FOR  
DAVID AND LAURA  
WHITCOMB  
165 CHESTNUT  
GROVE ROAD

It was moved by Commissioner Ryan, seconded by Commissioner Linsenbach, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan for David E. and Laura J. Whitcomb – 165 Chestnut Grove Road – 2 Lots contingent upon addressing all of the comments in Phillip Brath’s Comment Letter dated April 10, 2020:

**II. Zoning (Ordinance No. 2006-178, as amended)**

1. Show the newly constructed pole building on Lot 2 to demonstrating location with relation to required setbacks. (Section 202.E)

**III. Subdivision (Ordinance No. 2018-242)**

1. Revise Note 11 ordinance reference on Sheet 2 of 2 to indicate settings of markers and monument in accordance with Section 435-44.
2. A lot consolidation deed must be recorded with minor plan subject to solicitor's review. (Section 435-21.E.10)
3. Owner’s certification must be executed and dated after latest plan revision. (Section 435-21.F.2)
4. Surveyor’s certification must be signed and dated after last plan revision. (Section 435-21.F.1)

**V. General Recommendations**

1. All fees must be paid prior to plan recording.
2. Remove the waiver requests from the cover sheet.

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MINOR PLANS FOR  
LAURA E WINTER  
SPRING LANE RD.

It was moved by Commissioner Isenberg, seconded by Commissioner Ryan, and unanimously carried to recommend to the Board Supervisors to grant the following waiver requests 1 through 4 and 6 through 8 for the Minor Subdivision Plan for Laura E. Winter – 3 Lots as per Phillip Brath’s Comment Letter dated May 20, 2020:

**IV. Waivers Requested**

1. Plan shall be drawn at a scale of 10, 20, 30, 40, 50, or 100 feet to the inch. The plan provided was drawn at the scale of 60 feet to the inch. **The applicant has requested a waiver.**
2. Provide a Site Context Map. (Section 435-27.J) **The applicant has requested a waiver.**
3. Provide an Existing Resources and Site Analysis Plan. (Section 435-27.K) **The applicant has requested a waiver.**
4. Provide a Preliminary Resource Impact and Conservation Plan. (Section 435-27.L) **The applicant has requested a waiver.**
6. Provide curbing along existing street frontage per Section 435-45.C. **The applicant has requested a waiver.**  
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7. Provide street trees along existing street frontage per Section 435-52.D. **The applicant has requested a waiver.**
8. Provide a stormwater management plan. (Section 435-27.I & 48) **The applicant has requested a waiver.**

It was moved by Commissioner Ryan, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request number 5 pertaining to 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. The existing cartway is listed as 21’ wide. The requirement is 28’ wide (435-39.O) unless the developer agrees to pay a fee-in-lieu of instead of doing the improvements to Spring Lane Road. **The applicant has requested a waiver.**

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MINOR PLANS FOR  
LAURA WINTER  
SPRING LANE RD.  
CONTINUES

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Minor Subdivision Plan for Laura E. Winter – 3 Lots contingent upon addressing all of the comments in Phillip Brath’s Comment Letter dated May 20, 2020 and the property owner of 51 Spring Lane Road must submit in writing that they are aware that they must maintain the stormwater facility that is located on their property.

**II. Subdivision (Ordinance No. 2018-242)**

1. Provide sewage facilities planning (DEP Planning Waiver – Non-building Declaration) for these lots. (Section 435-46.A) If not needed, provide document from SEO that it is not needed.
2. Provide a deed of consolidation, approved by the Township Solicitor, for recording with the Plan. (Section 435-36.P)
3. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28.B)
4. The Owners must sign the plan and date after last plan revision. (Section 435-28.C/36.A)
5. Applicable waivers, special exceptions, conditional uses or variances and date of action by Board shall be provided on the plan. (Section 435-26.O)
6. All outstanding fees must be paid prior to recording Plan. (Section 435-36.M)
7. If applicable, provide improvement guarantee and escrow in accordance with Article 13 prior to plan’s recording. (Section 435-36.K & L/435-71.C)

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MINOR PLANS FOR  
LAURA WINTER  
SPRING LANE RD.  
CONTINUES

**III. General Comments**

1. What is the stormwater facility status within the stormwater easement on the southwest corner of Lot 23? The easement is transferring from Lot 23 to Lot 45.
2. Add the storm water facility note from the previous plan (RR 140) stating the lot owner is responsible for the maintenance of the facility located on their lot. The property owner of 51 Spring Lane Road must submit in writing that they are aware that they must maintain the stormwater facility that is located on their property.

PRELIMINARY/  
FINAL PLANS FOR  
R.F. FAGER  
COMPANY  
FACILITY

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to table the review of the Preliminary/Final Subdivision and Land Development Plan for R.F. Fager Company Facility – 2 Lots until the June 25, 2020 Planning Commission Meeting.

Items that were discussed:

1. Number of employees
2. Out Parcel – no plans currently
3. The two parcels will share the same driveway
4. DAA – June meeting for sewer and water mailer to DEP
5. Total square footage – 135,000
6. How many trucks in and out of the site on a daily basis?
7. Spring Lane Road Improvements – curbs, sidewalk, widening of the road or pay a fee-in-lieu-of
8. Gettysburg Pike – 10' wide easement maintenance area to match what is located along South Mountain Estates
9. Turning Lane on Gettysburg Pike

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ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Linsenbach, and unanimously carried to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary