

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 28, 2026
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ROLL CALL	COMMISSIONERS – Ken Baker, Keith Borkenhagen, DJ Peltier, and Jeremiah Jones ATTENDEES –Brandon Slatt, Township Manager, Faye Romberger, Manyi Liu, Township Engineer, Brad Smith, Chelsie Markel, Frank Setlak, David Hazen, Seth Topper, Clyde Miller, Debbie Miller, and William Westhafer, Jr. Zooming – Borkenhagen, Ann Johnston, DeVora Harne, and iPhone
CALL TO ORDER	Chairman Baker 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 COMMENTS	Chairman Baker called for public comments. There were no public comments.
APRIL 23, 2026 MEETING MINUTES APPROVED	It was moved by Commissioner Jones, seconded by Commissioner Borkenhagen, and unanimously carried to approve the April 23, 2026, Planning Commission Meeting Minutes as submitted.
FINAL PLANS FOR TIDAY BORS HOMES LLC TABLED	It was moved by Commissioner Peltier, seconded by Commissioner Borkenhagen, and unanimously carried to table the review of the Final Subdivision Plan for Tiday Bors Homes LLC until the June 25, 2026 Planning Commission Meeting. There was a lot of discussion on the driveway issue. The Commissioners felt there should be a Maintenance Agreement between the two property owners concerning the driveway. They also questioned whether a fence should be erected between the two properties or some kind of easement shown on the plan concerning the driveways. They questioned how the properties will be deeded. They also questioned the grading in the backyard. They did not know if it could be graded differently it seems to be very steep on the one side.

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CLAYTON C.
SHUGHART
COMMON OWNER-
SHIP MERGER PLAN
CONDITIONAL
APPROVAL

It was moved by Commissioner Jones, seconded by Commissioner Peltier, and unanimously carried to recommend to the Board of Supervisors to conditional approve the Clayton Shughart – 134 Old York Road - Common Ownership Merger Plan (Lot Consolidation) contingent upon addressing the following comment in Brandon Slatt’s Memo dated May 14, 2026:

II. Subdivision Comments

1. The applicant will be responsible for recording and for paying all recording fees incurred. Proof of recording shall be submitted to the Township.

SEWAGE PLANNING
MODULE FOR
REGIS ESTATES
(FORMERLY
CARROLL
TOWNSHIP
TOWNHOMES)
APPROVED

It was moved by Commissioner Peltier, seconded by Commissioner Borkenhagen, and unanimously carried to authorize Kenneth Baker, Sr., Chairman of the Board, to executive the Sewage Facilities Planning Module Component 4A – Municipal Planning Agency Review on behalf of Carroll Township Planning Commission for the Sewage Facilities Planning Modules for the Regis Estates (formerly Carroll Township Townhomes) contingent upon the Township Solicitor’s opinion if Commissioner Jones can vote on the Planning Module as far as his conflict of interest. Commissioner Jones works for BL Companies.

PROPOSED
AMENDMENTS TO
THE CODE OF
CARROLL
TOWNSHIP

It was moved by Commissioner Borkenhagen, seconded by Commissioner Peltier, and unanimously carried to recommend to the Carroll Township Board of Supervisors to move forward with the Proposed Amendments to the Code of Carroll Township as per the Planning Commission review.

The Planning Commissioners are concerned about the water usage for these centers. All of the water should be reclaimed. All of the electricity upgrades should be at the expense of developer. There should be no earth disturbance before the Preliminary Plan is approved.

Chelsie Markel – 151 Quail Drive – commented on the amount of water and electricity that Data Centers will use.

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Frank Setlak – 5 Northside Court - commented that Section L of §450-388 Data Centers of the proposed Ordinance should address Ms. Markel’s concerns about water cooling.

ADJOURNMENT

It was moved by Commissioner Jones, seconded by Commissioner Borkehagen, and unanimously carried to adjourn the meeting at 7:16 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary