

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
NOVEMBER 16, 2023  
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ROLL CALL	COMMISSIONERS – Jeremiah Jones, Chad Reed, Vincent Sabia, Ken Baker, and Matthew McAneny  Zoom – Earnie Zimmerman  ATTENDEES – Phillip Brath, P.E., Faye Romberger, and Josh Sewald
CALL TO ORDER	Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:35 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.
TABLED THE OCTOBER 26, 2023 MINUTES	It was moved by Commissioner McAneny, seconded by Commissioner Sabia, and unanimously carried to table the October 26, 2023, Planning Commission Meeting Minutes until the December 14, 2023 Planning Commission Meeting.
FINAL PLANS FOR CARROLL TOWNSHIP TOWNHOMES DILLSBURG LAND TABLED	It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and carried to table the review of the Final Subdivision and Land Development Plan for Carroll Township Townhomes – Dillsburg Land LLC until the December 14, 2023, Planning Commission Meeting.  Commissioner Jones abstained from the vote.

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PRELIMINARY/  
FINAL PLANS FOR  
ALDI, INC  
CONDITIONAL  
APPROVAL

It was moved by Commissioner McAneny, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisor to grant the following waiver requests for the Preliminary/Final Land Development & Minor Subdivision for Aldi, Inc. (Pennsylvania) Proposed Aldi Food Market as per Phillip Brath's Comment Letter dated November 13, 2023:

VI. Waivers

1. Several movements at the signalized intersection of US Route 15 & Spring Lane Road/Ore Bank Road operate at LOS D or E. As per Carroll Township ordinance, levels of service lower than a C are considered to be unacceptable. The eastbound queue lengths at the signalized intersection of US Route 15 & Spring Lane Road/Ore Bank Road are anticipated to carry into the intersection of Gettysburg Pike and Spring Lane. Provide mitigation to have these movements operate at LOS C or better. Applicant requesting waiver from Ordinance Requirement Section 435-27.C(m)[2].
2. Land Development Plans of Commercial Property do not qualify for Final Plan status, must make application as a preliminary plan (§ 435-13.A); Applicant requesting waiver from ordinance requirement;
3. The maximum slope within a landscape buffer is 25%. (§435-52.E(3)); Applicant requesting waiver from ordinance requirement.
4. The toe of slope for the exterior berm, or in the case of a berm excavated into the earth, the outside edge of the berm shall not be closer than 30 feet from existing or proposed Township or private right-of-way (§ 428-17.G.1.u). Applicant requesting waiver from ordinance requirement.
5. Improvements along Spring Lane Road with the condition that a fee-in-lieu of be paid for the improvements along Spring Lane Road.

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It was moved by Commissioner McAneny, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Land Development & Minor Subdivision for Aldi, Inc. (Pennsylvania) Proposed Aldi Food contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated November 13, 2023 and that IV. Traffic Impact Study comment number 1 be waived:

II. Zoning (Ordinance No. 2006-18, as amended)

1. The dumpster enclosure must be of masonry construction. (§450-408.B(1)) Provide proof that dumpster will be not visible and screen dumpster from view;
2. 100' clear sight triangle should be utilized for intersection of Gettysburg Pike and Spring Lane Road (450-405.A).

III. Subdivision (Ordinance No. 2018-242)

1. Subdivision does not qualify as "minor" as subdivision is not correcting previous plan error and not a single lot addition of less than 5 acre (§ 435-15.A).
2. Need Aldi's Certification for Land Development Plan (§ 435-24.E);
3. Provide Sanitary Sewer Planning (§ 435-27.B);
4. Provide agreement to serve for Water and Sewer service. (§435-46.D & 47.E)
5. Provide for Provision of Park & Open Space, provisions of Section 435-35 Applicant propose a fee in lieu of dedication;
6. Provide Wetland Study for Subdivision Plan (§ 435-27.G); Bog Turtle Survey is not a Wetland Study;
7. Identify any Archeological Resources on Subdivision (§ 435-27.E);
8. Sufficient additional width shall be constructed, and ROW dedicated. (§435-39.D.1)
  - a. Spring Lane and Gettysburg Pike have a required ROW of 60'
9. Provide curbing along existing street frontage per § 435-45.C . Must be provided for entire frontage of parent tract on Spring Lane Road;

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10. Provide Erosion and Sediment Control Approval (§ 435-28.H);
11. Plan must reflect correct Board Approval Statement for Preliminary Plan (435-28.G);
12. All outstanding fees must be paid prior to recording Plan. (§ 435-36.M)
13. Financial Security for the completion of Public Improvements and Stormwater Management Facilities within the Township shall be provided prior to recording the Plan. (§ 435-72B/428-22);
14. Curb Detail on Sheet 36 must be revised to reflect 7” top width, with 8” reveal for public improvements (435-45.8(1)).
15. Requests for Waiver must be submitted on form in Appendix #6 before action by the Township.

IV. Traffic Impact Study

1. Provide a left turn lane along Spring Lane into the proposed Aldi driveway. Although turn lane warrants are not met, we have public safety concerns that with the short distance from the driveway to the intersection with Gettysburg Pike, traffic could back up into the intersection or at least cause vehicles to have to slowly travel through the all-way stop intersection. The Applicant has proposed a 75-foot left turn lane along Spring Lane Road, along with improvements on Gettysburg Pike as shown on the Conceptual Improvement Plan. **PLANNING COMMISSION RECOMMENDED THAT THIS ITEM BE WAIVED.**
2. Several movements at the signalized intersection of US Route 15 & Spring Lane Road/Ore Bank Road operate at LOS D or E. As per Carroll Township ordinance, levels of service lower than a C are considered to be unacceptable.
3. The Applicant has agreed to provide signing that directs southbound Route 15 traffic to travel Gettysburg Pike and access Route 15 south at the US Route 15 / Gettysburg Pike intersection. This along with improvements shown on the Conceptual Improvement Plan are proposed to improve the eastbound queue lengths at the signalized intersection of US Route 15 & Spring Lane Road.

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- V. Stormwater Management (Ordinance No. 2011-216)
1. Sheet 28 –Revise Detention Berm w/Clay Core Detail to show, at scale, the outlet control structure, outlet pipe, Manhole #104, etc. Also, the Township is concerned with the location of Manhole #104 being within the detention berm and clay core. Provide information to confirm stability of the berm and clay core with the inclusion of the manhole or provide an alternate design. The Township recommends investigating the potential of a drop structure at the outlet box to minimize structures within the basin berm and clay core (§ 428-11.D.4, § 428-17.G.1.z and § 428-17.G.1.i) .
  2. Sheet 28 – Emergency Spillway Detail. Revise detail. Per SWM Report, 100-year water surface elevation is 554.07 (Detail lists 554.67) which is below the emergency spillway elevation of 555.33 (§ 428-11.D.4).
  3. Due to pending subdivision of property and location of proposed outlets, all outlets discharging onto adjacent property owner's properties must have adjacent property owner's written permission (§ 428-17.G.5)
  4. It appears that discharge from the infiltration basin will be conveyed to the roadside swale along Spring Lane Road that may not be able to handle the flows. Provide evidence of capacity. Could not find in revised report.
  5. Provide information that the developer has considered the effects on downstream areas if the basin embankment fails in the design of all basins. Where possible, the basin shall be designed to minimize the potential damage caused by such failure of the embankment including potential roadway overtopping, erosion, and wetland impacts. (§ 428-17.G.2)
  6. From reviewing the Post Development Drainage Area Maps, it appears that there are additional impervious areas and disturbed areas that are included within the on-site bypass area. Provide evidence that these areas are not creating impacts. (§ 428-17.A.16).
  7. SWM Report Appendix F – Tc is listed as Direct entry values. Provide justification for entered values (§ 428-

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- 17.A.16). Recommend Tc be determine by standardized hydrologic modeling program methods.
8. SWM Report Appendix G – Routing for Infiltration Basin. Routed 100-year elevation = 554.70. Sheet 28 lists routed 100-year elevation as 554.67. Please check this apparent discrepancy (§ 428- 11.J).
  9. SWM Report Appendix G – Summary for Pond 6P: AG INF. BASIN EMERGENCY CONDITION –Outlet Device Table lists spillway as 46 Ft. long with 3:1 side slopes, and 8 ft breadth. At 1 ft height (per detail on Sheet 28), the top width would be 52 ft long. Sheet 28 lists the top width as 52.50 ft long. Detention Basin Berm Detail on sheet 28 lists minimum berm top width as 10 feet. (§ 428- 17.G.1.c.)
  10. Sheet 9 lists 18-inch HDPE pipe under the access road as perforated. It should be solid pipe as shown on the pipe run profiles. Aldi’s Food Market

VII. General Comments

1. All statements & Certifications must be dated after the last revision of Plans and Reports;
2. Show land configuration for intersection of Gettysburg Pike (T-883) and Spring Lane Road (T-874) per discussion to provide left turn and straight through movement on southbound Gettysburg Pike;
3. Provide required widening improvements along entire frontage of parent tract on Spring Lane Road (T-874); include Typical Section width, depths, and materials proposed;
4. Provide turning lane on Spring Lane Road (T-874) into proposed Lot #1;
5. Provide legal description of proposed lands to be dedicated to public Right-of-Way. Area of proposed dedication must be provided with metes and bounds;
6. Provide proof that landscaping proposed at intersection of Spring Lane Road and Gettysburg Pike is not within correct 100’ clear sight triangle;
7. Add zoning designations to overall site plan Sheet 6;
8. Show and label existing and proposed Rights-of-Way, Cartways on Sheet 6;

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9. Revise demolition Plan to reflect improvements to frontage of parent tract;
10. Board Action on Waiver Requests must be provided on cover sheet.

COMMENTS

Josh Sewald, Project Engineer, stated the building is 20,664 square feet. There are 96 parking spaces and the operation hours are 9:00 a.m. to 8:00 p.m. There will be one to two tractor trailers per day.

Commissioner Baker requested that the truck entrance would be off Spring Lane Road instead of Gettysburg Pike.

Commissioner Reed recommended that they push back the curbing to match the corner of the Fager property.

Commissioner Jones stated the traffic will be going through Rutter's parking lot to get to Aldi. He would like to see Gettysburg Pike widened on both sides (Rutter's side also). He is concerned a fire truck will not be able to get to the back side of Aldi.

ADJOURNMENT

It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and unanimously carried to adjourn the meeting at 8:07 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary