

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 22, 2020
Page 1 of 4**

ROLL CALL COMMISSIONERS – Linda Fiscus, Alexis Isenberg, Earnie Zimmerman, and Perry Bates

 COMMISSIONERS ON ZOOM – Chad Reed

 ATTENDEES – Phillip Brath, Faye Romberger, and Todd Lyons

 ATTENDEES ON ZOOM – Peggie Williams

CALL TO ORDER Chairman Bates 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 Bates called for public comments. There were no public comments.

TABLE OF MINUTES It was moved by Commissioner Zimmerman, seconded by Commissioner Fiscus, and unanimously carried to table the following Meeting Minutes until the November 19, 2020 Planning Commission Meeting:

 August 25, 2020 Planning Commission Public Meeting, August 27, 2020 Planning Commission Meeting, August 27, 2020 Planning Commission Public Meeting, September 10, 2020 Planning Commission Public Meeting, September 24, 2020 Planning Commission Meeting, and September 24, 2020 Planning Commission Public Meeting.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 22, 2020
Page 2 of 4**

FINAL PLANS FOR
LOBAR AND
WESSELS
PROPERTIES

It was moved by Commissioner Isenberg, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests as per Phillip Brath's Comment Letter dated October 20, 2020:

IV. 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 Preliminary Resource Impact and Conservation Plan. (Section 435-27.L) **Applicant requested waiver from ordinance requirement.**
5. Provide erosion and sedimentation control adequacy letter or approval from York County Conservation District or DEP (Section 435.28.H) **Applicant requesting modification from ordinance requirement.** There is an existing NPDES permit for part of the Lobar site.
6. Provide Groundwater Supply Study (Section 435-27.F) **Applicant requested waiver from ordinance requirement.**
7. Provide a Traffic Impact Study (Section 435-27.C) **Applicant requested waiver from ordinance requirement.**
8. Provide street trees along existing street frontage per Section 435-52.D. **Applicant requested waiver from ordinance requirement.**
9. The Applicant has requested a waiver form the Homeowners' Association and/or Private Road maintenance agreement requirements (Section 435-54.B.3.h).

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 22, 2020
Page 3 of 4**

FINAL PLANS FOR
LOBAR AND
WESSELS
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CONTINUES

10. Provide Recreation Area or Open Space or provide alternative including Fee-in lieu. (Section 435-43).
Applicant requesting modification from ordinance requirement.

It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan of Plan Book 2419, Page 8579, for Lobar Properties, LLC and William H. and Virginia M. Wessels contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated October 20, 2020:

II. Zoning (Ordinance No. 2006-178 as Amened)

1. To the satisfaction of the Zoning Officer, revise the plan to reflect the side setback of 10' in the Mixed-1 Zoning District. (Section 450 Attachment 6)
2. To the satisfaction of the Zoning Officer, revise the plan to reflect the side setback of 15' in the Commercial Zoning District. (Section 450 Attachment 8)
3. Show the Official Map of the realignment of Route 74 on the plan

III. Subdivision (Ordinance No. 2018-242)

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. Provide a deed of consolidation, approved by the Township Solicitor, for recording with the Plan. (Section 435-36.P)
4. Applicable waivers, special exceptions, conditional uses or variances and date of action by Board shall be provided on the plan. (Section 435-26.O)
5. All outstanding fees must be paid prior to recording Plan. (Section 435-36.M)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 22, 2020
Page 4 of 4**

ADJOURNMENT

It was moved by Commissioner Zimmerman, seconded by Commissioner Isenberg, and unanimously carried to adjourn the meeting 6:48 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary