

**CARROLL TOWNSHIP
 PLANNING COMMISSION
 MEETING MINUTES
 OCTOBER 26, 2023
 Page 1 of 20**

<p>ROLL CALL</p>	<p>COMMISSIONERS – Jeremiah Jones, Chad Reed, Ken Baker, Vincent Sabia, Earnie Zimmerman, and Matthew McAneny</p> <p>ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, John Ortenzio, Sheila Covert, and Adam Davis</p> <p>Zoom – David Hazen</p>
<p>CALL TO ORDER</p>	<p>Chairman Reed 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.</p>
<p>PUBLIC COMMENTS</p>	<p>Chairman Reed called for public comments. There were no public comments.</p>
<p>APPROVAL OF THE SEPTEMBER 28, 2023 MINUTES</p>	<p>It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and unanimously carried to approve the September 28, 2023, Planning Commission Meeting Minutes as submitted.</p>
<p>FINAL PLANS FOR CARROLL TOWNSHIP TOWNHOMES DILLSBURG LAND TABLED</p>	<p>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 November 16, 2023, Planning Commission Meeting.</p> <p>Commissioner Jones abstained from the vote.</p>
<p>PRELIMINARY/FINAL PLANS FOR ALDI, INC TABLED</p>	<p>It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and unanimously carried to table the review of the Preliminary/Final Land Development & Minor Subdivision for Aldi, Inc. (Pennsylvania) Proposed Aldi Food Market until the November 16, 2023, Planning Commission Meeting.</p>

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 2 of 20**

AMENDMENT TO
SUBDIVISION
ORDINANCE TO
NOTIFY PROPERTY
OWNERS OF A
PROPOSED
SUBDIVISION

It was moved by Commissioner Sabia, seconded by Commission McAneny, and unanimously carried to recommend to the Board of Supervisors to adopt the proposed Subdivision and Land Development Amendment for the Notification of Surrounding Property Owners of a proposed subdivision as submitted.

CONDITIONAL USE
APPLICATION
NUMBER 2023-003
941 YORK ROAD

Conditional Use Application 2023-003 for York Land Development LLC /Conditional Use Application – 941 York Road, Dillsburg, PA – Warehouse

The following individuals were present representing the plan: Charles Courtney, Esquire, McNees Wallace & Nurick, LLC, Adam J. Davis, PE, Hyland Engineering, John Ortenzio, York Land Development, LLC, and Craig D. Mellott, P.E, Traffic Planning and Design, Inc.

It was moved by Commissioner McAneny, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Conditional Use Application 2023-003 for York Land Development LLC/Conditional Use Application for 941 York Road, Dillsburg, PA – Warehouse contingent upon addressing all of the comments in Phillip Brath’s Comment Letter dated October 24, 2023 and the Proposed Conditions for Conditional Use Application – 941 York Road dated October 24, 2023:

II. Zoning

1. Per Section 450-705.B(4) provide appropriate documentation from Utilities, Fire & EMS services of adequacies;
 - a. Fire, Police and EMS services shall provide an analysis of their capacity to provide service to the site and facilities prior to conditional use approval.
 - b. Provide documentation that Dillsburg Area Authority capable of accommodating water & Sewer needs of project. (450-209.C);
 - c. Provide documentation that the power company can accommodate the electrical needs of the project without

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 3 of 20**

construction of new substations or facilities outside of the Applicant's project area.

2. Applicant requests time extension of Section 450-705.F(1) from one (1) to three (3) years to obtain conditional use approval and other necessary municipal and outside agency approvals;
3. Correspondence, Application and References should clarify and differentiate use for Conditional Use, as either warehouse, fulfillment center or distribution center to clarify land use and traffic planning volumes.
4. A Permit Approval for encroachment into floodplain for site will be needed per Floodplain Management Ordinance, Chapter 400;
5. Add to zoning information: Parking areas or loading / unloading areas shall be setback 50' from right-of-way line (450-385);
6. Clarify - the Application page 11 states "No outdoor loudspeaker system is proposed by the Application. Therefore, this requirement is not applicable." However, the August 30, 2023, letter Report page 2 states "The Facility may contain a loudspeaker system to communicate with personnel both inside and outside the building. Any loudspeaker system is required to be designed, arranged, and operated so as to not be audible at the surrounding lot lines."
7. Delineate area of 15' wide contiguous landscape buffer around all Access Drives & Parking Lots not provided on Sheet LL-1. Provide Typical Section of Landscape Buffer for Compliance Review (Section 450-412.C); Some areas are missing buffer;
8. Provide proof that existing trees along west side of building meets requirements of landscape buffer, within project boundary (Section 450-412.C). Existing Conditions Plan EX-1 does not show any buffer plans. Document existing trees that shall remain and integrate them into the buffer plan. Provide a plan showing retained trees and supplemental plantings;
9. Off-street loading shall not be permitted on side of building facing residential use (N/F Sirianni) per section 450-209.G;
10. Add note from Section 435-45.D(1) to Lighting Plan (450-403.C(3)(b));
11. Identify on Plan Sheet LP-1, which lights are proposed for dusk to dawn lighting (450- 403.C(3)(g));

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 4 of 20**

12. Narrative Section response to 450-403.C(4) indicates “no modifications to existing outdoor lighting proposed”;
13. Narrative response to Section 450-40.C(9) on Page 27 indicates that lighting control provision depicted on sheet 4, however not provided;
14. Narrative Response to Section 450-403.C(9)(b) for automatic lighting reduction indicates provided on Sheet 4, however not provided;
15. Lighting Plan should note mounting height of fixtures that photometrics shown are based on.
16. Access drives and cul-de-sacs must be constructed to standards of public street section (435-41);
17. Label surfacing material for Access Drives, Loading Areas, and Parking Lots on Plan (450-416.H);
18. Earthen berm and screening details shall be provided depicting the necessary screening of existing residential uses. (450-385.O) Berms shall be constructed, and screening installed along any part of the project such that existing residential uses are screened from parking and storage areas, as well as buildings, prior to occupancy of any structure.
19. The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties. (450-705.B(2)) While the area is Zoned Industrial and contemplates industrial uses at some point in the future, there are existing properties that are still residential, and those properties should continue to sustain their positive use and enjoyment as long as they remain.

III. General Comments

1. Plans shall be clearly, and legibility drawn as a scale of 10', 20', 30', 40', 50' or 100' to the inch. 1" = 80' is not an acceptable scale, for Sheets LL-1 and LP-1 (435-23.A);
2. Show “Man Door” access locations on Site Plan;
3. Applicant must identify which alternative is desired for dedication of open space land for public use or fee-in-lieu (435-69.B.1).
4. Provide proof of wetlands and mitigation for impacted area;
5. Acknowledge stormwater management requirements for both attenuation of peak discharges and for water treatment for water quality protection under townships MS4 program;

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 5 of 20**

6. Narrative Report should address the need to contact Carroll Township of Hazardous Spill for compliance with MS4 requirements;
7. Provide Site Location Map on Cover Sheet with distance to nearest intersection street;
8. Subdivision and Land Development Plan Requirements shall be met for the site;
9. Plan should reflect property owner information for adjacent properties;
10. Cul-de-sac should not be provided on access drive. Cul-de-sac will encourage parking, staging or turnarounds. If intent is to extend the access drive, then applicant should provide access easement across Lot #1 to property line of Lot #2 for future access;
11. Provide information on limiting non-business-related access to the site and the provision of gates for site control access.
12. Easements for Sewer service should be provided to the northern edge of the property. Sewer lines should be extended to the same location;
13. Easements for Water service should be provided to the northern edge of the property. Water lines along with a fire hydrant should be extended to the same location;
14. The Fire Chief should be consulted for building access issues and communication concerns and should provide a review to the Township prior to conditional use approval and any approval of the land development plan.
15. The warehouse is expected to place an unfunded burden on the fire department and emergency management services. An impact fee or assistance from the developer to bridge the gap in necessary services should be considered.
16. The applicant should provide opportunities and options for green and sustainable practices to be implemented, such as EV, solar. etc.
17. Layover of occupied trucks is a concern that should be addressed.
18. The Zoning Ordinance section 450-406 addresses Diesel Idling for general vehicle delivery and use in the Township. Address this issue for concentrated sites such as this site, where a significant number of trucks could idle and cause an environmental impact. As a condition of approval, the Township should consider that the Applicant shall provide

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 6 of 20**

alternative power units or idle reduction technologies and require diesel-powered motor vehicles located on site to use these options for power, heating, and air conditioning.

IV. Engineer's Report

1. Narrative Response to Section 450-385.L indicates that there will be no outdoor loudspeaker system, however Engineer's Report indicated that outdoor loudspeaker system may be provided on Page 3-4;
2. Engineer's Report notes that gas serviced provided via propane (Page 4). Plans do not show and storage tank for compliance with zoning regulation;
3. Regulation Compliance Section (Page 6) does not identify "Preliminary Subdivision and Land Development Plan Approval".

V. Traffic Planning

1. PennDOT HOP is required for Access Drive and access to Route 74. Conditional Use Approval should not be provided prior to assessment of traffic improvements requirements;
2. A dedicated left turn lane should be provided on northbound (westbound) Route 74 onto the site access drive. A right turn lane into the site should be provided on southbound (eastbound) Route 74.
3. LU 150 "Warehousing" was used in the PennDOT application, but other warehouse/industrial land uses generate additional traffic. Since the applicant has developed trip generation based on ITE Land Use Code 150 (Warehousing), Conditional Approval shall state that the facility will not be developed into another industrial land use unless a revised traffic analyses and any additional mitigation required shall be provided prior to occupation of the site.
4. The additional stacking lengths on Route 15 and Route 74 shall be addressed. This project adds to the stacking and turning lane problems without proposing improvements or a solution. The applicant shall propose a solution.
5. Northbound-Westbound truck traffic on Route 74 should be discouraged due to "s" turns at the York-Cumberland County border on Route 74. Provide solution.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 7 of 20**

Proposed Conditions Conditional Use Application – 941 York Road

1. Subdivision and Land Development submissions shall meet all applicable ordinances.
2. The conditions of approval are inclusive of the statements and declarations made by the applicant and applicant's team during the conditional use hearing, the plan and any exhibits and written materials submitted by the applicant to the Township.
3. Approval is conditioned on DAA capacity to provide adequate water and sewer service to the site.
4. Approval is conditioned on Fire and EMS capacity of to provide adequate service to the facilities.
5. Approval is conditioned on satisfaction of Fire Chief review of Land Development and Construction plans. A third-party who specializes in emergency radio communications amplification systems shall survey the site and make recommendations which shall be incorporated at the Fire Chief's direction. The site shall be tested and certified by a third-party.
6. Since the Applicant has developed trip generation based on ITE Land Use Code 150 (Warehousing), the approval is conditioned on the facility not being developed into another industrial land use unless a revised traffic analyses is provided and any additional mitigation required by the Township (and PennDOT) is completed prior to occupation of the site.
7. Approval is based on Applicant conditions that the types of goods to be stored and distributed from the site will include (EDIT LIST) durable and consumer goods, including the following types of goods and/or materials, parts, supplies and accessories relating thereto: home furnishings, furniture, floor coverings, automotive and motor vehicle parts, electronics and appliances, computers, hardware, plumbing, electrical, heating and air conditioning, building materials and supplies, lawn and garden equipment and supplies, cameras, pet foods and supplies, books, arts and crafts, professional instruments, office supplies and equipment, shipping and packaging materials, sporting and leisure products, toy and hobby, health and personal care, pharmaceutical medical and dental products, clothing and footwear, foods, beverages and/or other consumer goods.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 8 of 20**

Storage and distribution of ammunition, fireworks, and similar explosives or incendiaries are not to occur at the Logistics Center. Potentially hazardous substances such as paints, cleaners, oils, batteries, and similar common household or business goods shall only constitute accessory use of the Logistics Center and will be stored and distributed in a manner that does not create a hazard to the public health, safety, and welfare. Any such substances are to be handled in accordance with applicable Federal, State and Township laws and regulations. The Logistics Center will not store or distribute any hazardous or inflammable waste or by-products as the Logistics Center is not a manufacturing facility/operation.

8. Access to Route 74 shall be obtained from PennDOT and shall be constructed prior to occupancy of any warehouse property. Turning lanes shall be provided.

9. The Applicant shall provide traffic studies, signage, ordinance language and traffic calming/directing features to prevent truck traffic from using roads that are not intended for truck traffic. The Applicant's traffic study shall address this issue and determine, with Township approval, which roads to provide protection. As a minimum Spring Lane, Mountain Road, _____, shall be included.

10. Berms shall be constructed, and screening installed along any part of the project such that existing residential homes are screened from parking and storage areas, as well as buildings, prior to occupancy of any warehouse structure.

11. The parking areas shall use dark skies provisions including auto-dimming of lighting in inactive lots. Lighting shall only be on when necessary, light only the areas that need it, be no brighter than is needed and limit blue light emissions (450.403.C). A lighting analysis certifying compliance with these requirements shall be provided by a qualified lighting professional, prior to installation of lights and after installation of lighting and prior to release of surety for public improvements.

12. The applicant shall agree to payment of a fee in lieu of dedicating recreation land as the Township does not wish to acquire recreational land in this area at this time.

13. The Developer shall provide stormwater quality improvements for nutrient and sediment reduction on the property and shall establish easements for protection of such

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 9 of 20**

improvements. Improvements shall be consistent with MS4 requirements imposed on the Township.

14. Truck drivers traveling to or from the subject property shall be permitted enter and park or stay overnight in trucks on the subject property so that they can use on-site power facilities and not park on public streets.

15. To ensure sufficient room for the stacking of trucks, guard shacks shall not be permitted to be installed any closer than 360 feet to the proposed access drive 's intersection with a public road.

16. The proposed warehouse building shall be designed and constructed to be electric vehicle and solar-ready so as to reserve an area for charging and a portion of the roof of the proposed building for the possible future installation of solar panels. This condition does not require the installation of solar panels but rather requires the building to be designed to accommodate the possible future installation of solar panels on a portion of the roof if desired by a tenant or occupant of the building.

17. The Applicant shall consider Fire, Police and EMS services analysis of their capacity to provide service to the site and facilities and the unfunded burden on emergency services this development brings to area. We encourage consideration of a lump sum contribution to the Township for emergency services (fire, police, etc.). If the Township accepts the offer, it shall be provided prior to recording a land development plan for the proposed development.

Commissioner McAneny would like to add an additional condition. He would like the property owner to explore an easement on the back of the property for a rail trail to meet up with the South Mountain Trolley Greenway system.

Adam Davis stated that the retaining wall proposed was not on the plan. He will revise the landscaping plan to show this for the hearing.

Craig Mellott stated that PennDOT categorized the usage for this site as low volume. They would be required to widen the left turn lane, but not be required to put in a right turn lane.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 10 of 20**

Commissioner Jones questioned the employee parking lot. There are 87 parking spaces for the employees. He thinks this is a little bit lite. He questioned what is the distance between the two driveways.

Brandon Slatt questioned the trailer spaces if they are adequate for the site. He asked about a connection between TCNE Property and this property for a second access. He questioned if the TCNE property and the new site that all traffic must turn right onto Route 74. No left turns.

Commissioner Baker asked about the relocation of Route 74 and how this will affect this property.

Commissioner Sabia questioned the fire access.

CONDITIONAL USE
APPLICATION
NUMBER 2023-004
LOT #1 OF
NORTHERN
BUSINESS PARK

Conditional Use Application 2023-004 for SDKM Dillsburg Land, LLC/Conditional Use Application – Logistics Center for Lot #1 of Northern Business Park - Warehouses

The following individuals were present representing the plan: Charles Courtney, Esquire, McNees Wallace & Nurick, LLC, William Aiello, Justin Kuhn, Integrated Consulting, and Ann Marie Vigilante, P.E., Langan Engineering & Environmental Services, Inc.

It was moved by Chairman Reed, seconded by Commissioner Sabia, and carried to recommend to the Board of Supervisors to conditionally approve the Conditional Use Application 2023-004 for SDKM Dillsburg Land, LLC/Conditional Use Application – Logistics Center for Lot #1 of Northern Business Park – Warehouses contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dates October 24, 2023 and the Proposed Conditions for Conditional Use Application – Lot #1 & Lot #2: Phase I Northern Business Park dated October 24, 2023:

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 11 of 20**

II. Zoning

1. Per Section 450-705.B(4) provide appropriate documentation from Utilities, Fire & EMS services of adequacies;
 - a. Fire, Police and EMS services shall provide an analysis of their capacity to provide service to the site and facilities prior to conditional use approval.
 - b. Provide documentation that Dillsburg Area Authority capable of accommodating water & Sewer needs of project. (450-209.C);
 - c. Provide documentation that the power company can accommodate the electrical needs of the project without construction of new substations or facilities outside of the Applicant's project area.
2. Area & Bulk Regulation Table must be revised for number 16 – Loading Berth reference should be 450-413.D(6) and Number 17 Loading Berth dimensions should reference 450-413.B(1). Use at top of table should indicate warehouse and distribution center;
3. Applicant requests time extension of Section 450-705.F(1) obtain conditional use approval and other necessary municipal and outside agency approvals;
4. Applicant should clarify and differentiate use for Conditional Use, as either warehouse, fulfillment center or distribution center to clarify land use and traffic planning volumes.
5. Narrative Section 450-416.H indicates that drainage and surfacing is depicted on site plan, however information not shown;
6. The earthen berm and screening details shall be provided depicting the necessary screening of existing residential uses. (450-385.O) Berms shall be constructed, and screening installed along any part of the project such that existing residential uses are screened from parking and storage areas, as well as buildings, prior to occupancy of any structure.
7. Landscape berm & screening detail on Sheet 3 of 4 should be revised to reflect berm side slopes, minimum width with plantings. Plant view reflects plantings within 30' buffer. Proposed height is 15' shown would require a 60' bottom width at 2:1 side slope not depicted on plan view. Should be within a delineated buffer area;

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 12 of 20**

8. Narrative Section 450-385.C &D response on page 8 & 9 indicates that Access Drive will be “able to accommodate the queuing of several dozen truck and passenger vehicles entering and leaving the logistics center”. SALDO Ordinance 435-41.A(3)(i) states that Access Drives must be designed to provide free and unobstructed movement by restricting stacking (queuing) or unloading in areas of Access Drives;
9. Narrative Section 450-412.B & F – Plan should demonstrate that landscape buffers meet requirements with or without “preserved” trees with proposed elements. Document existing trees that shall remain and integrate them into the buffer plan. Provide a plan showing retained trees and supplemental plantings.
10. Narrative Section 450-424 response indicates that application meets requirements, however, landscape berm & screening detail does not meet ordinance requirements;
11. Narrative Section 450-402.A on page 18 is not consistent with SALDO 435-A(3)(j) regarding stacking or queuing of vehicles on Access Drive;
12. Narrative Section 450-102.B must be consistent with 435-A(3)(j);
13. Narrative Section 450-403.C(2) & 450-403.C(3)(e) does not provide required information with Isolux patterns provided. Fully legible photometric plan should be provided;
14. Plan does not demonstrate requirement for glare protection per section 450- 403.C(3);
15. Plan does not address lighting controls issue as indicated in response Section 450- 403.C(9);
16. Plan does not depict automatic lighting reduction on plans per 450-403.C(9)(b);

III. General Comments

1. Identify owner of 10” High Pressure Gas Line and provide copy of right of way agreement for and restriction on development adjacent to main;
2. Plans must clearly reflect entire boundary of lands of applicant and which land is part of Conditional Use Application;
3. Show “Man Door” access locations on Site Plan;

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 13 of 20**

4. Applicant must identify which alternative is desired for dedication of open space land for public use or fee-in-lieu (§435-69.B.1).
5. Note that Lot No 1 does not currently exist. Conditional Use approval is based on Applicant providing compliant Subdivision and Land Development Applications and gaining approval for development from Carroll and Franklin Townships;
6. Provide wetlands report and proof mitigation for impacted areas;
7. Acknowledge stormwater management requirements for both attenuation of peak discharges and for water treatment for water quality protection under townships MS4 program. Stream restoration projects would be encouraged for this site.
8. Narrative Report, Section II D references proposed Lot #3 which is not reflected of Conditional Use Plans;
9. Stormwater Ordinance Section 428-19(A&B) riparian buffer area (RBA) requires 15' buffers from top of bank or wetlands;
10. Waste handling and materials plan must be updated to reflect Lot #1 for this Conditional Use Application.
11. The applicant should provide opportunities and options for green and sustainable practices to be implemented, such as EV, solar. etc.
12. The Fire Chief should be consulted for building access issues and communication concerns and should provide a review to the Township prior to conditional use approval and any approval of the land development plan.
13. The warehouse is expected to place an unfunded burden on the fire department and emergency management services. An impact fee or assistance from the developer to bridge the gap in necessary services should be considered.
14. Layover of occupied trucks is a concern that should be addressed.
15. The Zoning Ordinance section 450-406 addresses Diesel Idling for general vehicle delivery and use in the Township. Address this issue for concentrated sites such as this site, where a significant number of trucks could idle and cause an environmental impact. As a condition of approval, the Township should consider that the Applicant shall provide alternative power units or idle reduction technologies and require diesel-powered motor vehicles located on site to use these options for power, heating, and air conditioning.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 14 of 20**

IV. Traffic Planning

1. Traffic Impact Study (TIS) provided and currently under review. Conditional Use Approval should not be provided prior to assessment of traffic improvements requirements;
2. PennDOT HOP is required for proposed acceleration lane on Route 15. Provide PennDOT review and comments on potential improvements to Glenwood and any other access proposed;
3. Proposed Collector Road does not meet requirements of a Collector Street by Ordinance 435-10 or Northern York County Regional Comprehensive Planning as Glenwood Road not classified as collector;
4. Conditional Use approval subject to approval of Access Drive and "Collector Road" by Carroll and Franklin Townships.
5. Cul-de-sac should not be provided on access drive. Cul-de-sac will encourage parking, staging or turnarounds.
6. Provide information on limiting non-business-related access to the site and the provision of gates for site control access.
7. LU 150 "Warehousing" was used in the PennDOT application, but other warehouse/industrial land uses generate additional traffic. Since the applicant has developed trip generation based on ITE Land Use Code 150 (Warehousing), Conditional Approval shall state that the facility will not be developed into another industrial land use unless a revised traffic analyses and any additional mitigation required shall be provided prior to occupation of the site.
8. Provide truck turning templates along all turning movements along the proposed truck route.
9. Add the 941 York Road development to the background conditions.
10. Provide information on routing of trucks southbound on Route 74 and Route 194.
11. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties. (450- 385.D) The proposed access creates significant health, safety, and welfare concerns for the Township as well as starting and stopping nuisances including required use of engine brakes and subsequent nuisance noise.
 - a. With the additional truck trips that will be traveling southbound along Route 15 and turning left at Glennwood

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 15 of 20**

Road, the Township has concerns that these trucks will be able to safely get into the southbound left turn lane without causing a problem with vehicles that are continuing southbound along Route 15. Please address this issue with regard to the taper length for the left turn lane and any other factors that may be relevant.

b. With the additional truck trips that will be traveling northbound along Route 15 and turning left at Range End Road, the Township has concerns that these trucks will be able to safely get into the northbound left turn lane without causing a problem with vehicles that are continuing northbound along Route 15. Please address this issue with regard to weaving motion and the taper length for the left turn lane and any other factors that may be relevant.

c. Demonstrate that the proposed 8 second gap time at the Route 15 / Glennwood Road intersection is adequate for a truck to make a decision and perform the left turn movement safely. This left-turning movement is a significant health, safety, and welfare concern for the Township.

d. Demonstrate that the proposed 8 second gap time at the Route 15 / Range End Road intersection is adequate for a truck to make a decision and perform the left turn movement safely. This left-turning movement is a significant health, safety, and welfare concern for the Township.

e. Provide additional information as to how truck traffic will be discouraged from making lefts out or rights in at the proposed driveway along Glennwood Road traveling to or from Franklinton Borough.

12. Access drives used by trucks shall only intersect with arterial or collector roads or new streets that are proposed, designed and constructed to serve the distribution center and/or warehouse (450-385.D) This site proposes use of a local road that is not designed or constructed to serve a distribution center and/or warehouse. One of the reasons this property has been vacant up to now is that there is not adequate safe access to the property. We do not see a proposed improvement with this project that will create a safe condition for access to the property such that this project should be approved.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 16 of 20**

Proposed Conditions Conditional Use Application – Lot #1 &
Lot 2: Phase 1 NBP

1. Subdivision and Land Development submissions shall meet all applicable ordinances.
2. The conditions of approval are inclusive of the statements and declarations made by the applicant and applicant's team during the conditional use hearing, the plan and any exhibits and written materials submitted by the applicant to the Township.
3. Approval is conditioned on DAA capacity to provide adequate water and sewer service to the site.
4. Approval is conditioned on Fire and EMS capacity of to provide adequate service to the facilities.
5. Approval is conditioned on satisfaction of Fire Chief review of Land Development and Construction plans. A third-party who specializes in emergency radio communications amplification systems shall survey the site and make recommendations which shall be incorporated at the Fire Chief's direction. The site shall be tested and certified by a third party.
6. Since the Applicant has developed trip generation based on ITE Land Use Code 150 (Warehousing), the approval is conditioned on the facility not being developed into another industrial land use unless a revised traffic analyses is provided and any additional mitigation required by the Township (and PennDOT) is completed prior to occupation of the site.
7. Approval is based on Applicant conditions that the types of goods to be stored and distributed from the site will include (EDIT LIST) durable and consumer goods, including the following types of goods and/or materials, parts, supplies and accessories relating thereto: home furnishings, furniture, floor coverings, automotive and motor vehicle parts, electronics and appliances, computers, hardware, plumbing, electrical, heating and air conditioning, building materials and supplies, lawn and garden equipment and supplies, cameras, pet foods and supplies, books, arts and crafts, professional instruments, office supplies and equipment, shipping and packaging materials, sporting and leisure products, toy and hobby, health and personal care, pharmaceutical medical and dental products, clothing and footwear, foods, beverages and/or other consumer goods. Storage and distribution of ammunition, fireworks, and similar

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 17 of 20**

explosives or incendiaries are not to occur at the Logistics Center. Potentially hazardous substances such as paints, cleaners, oils, batteries, and similar common household or business goods shall only constitute accessory use of the Logistics Center and will be stored and distributed in a manner that does not create a hazard to the public health, safety, and welfare. Any such substances are to be handled in accordance with applicable Federal, State and Township laws and regulations. The Logistics Center will not store or distribute any hazardous or inflammable waste or by-products as the Logistics Center is not a manufacturing facility/operation.

8. For health, safety and welfare of the public, the Logistics Center shall obtain full access to northbound and southbound Route 15 for all truck traffic. The trucks shall not use local roads for turning movements or travel to achieve these movements.

9. Access to Route 15, including appropriate southbound Route 15 access shall be constructed prior to occupancy of any warehouse property.

10. The Applicant shall provide traffic studies, signage, ordinance language and traffic calming/directing features to prevent truck traffic from using roads that are not intended for truck traffic. The Applicant's traffic study shall address this issue and determine, with Township approval, which roads to provide protection. As a minimum Golf Course Road, Glenwood Road, Range End Road, Stoney Run Road, Tannery Road, and any portion of Cabin Hollow Road shall be included.

11. Berms shall be constructed, and screening installed along any part of the project such that existing residential homes are screened from parking and storage areas, as well as buildings, prior to occupancy of any warehouse structure.

12. The satellite trailer parking shall be reconfigured to be located further from Golf Course Road and the Residential uses, to gain a minimum of two hundred extra feet of buffer space.

13. The satellite lots and parking areas shall use dark skies provisions including auto-dimming of lighting in inactive lots. Lighting shall only be on when necessary, light only the areas that need it, be no brighter than is needed and limit blue light emissions (450.403.C). A lighting analysis certifying compliance with these requirements shall be provided by a qualified lighting professional, prior to installation of lights and

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 18 of 20**

after installation of lighting and prior to release of surety for public improvements.

14. The applicant shall agree to payment of a fee in lieu of dedicating recreation land as the Township does not wish to acquire recreational land in this area at this time.

15. The Developer shall provide stormwater quality improvements for nutrient and sediment reduction on the property and shall establish easements for protection of such improvements. Improvements shall be consistent with MS4 requirements imposed on the Township.

16. Truck drivers traveling to or from the subject property shall be permitted to enter and park or stay overnight in trucks on the subject property so that they can use on-site power facilities and not park on public streets.

17. To ensure sufficient room for the stacking of trucks, guard shacks shall not be permitted to be installed any closer than 360 feet to the proposed access drive 's intersection with a public road.

18. The proposed warehouse building shall be designed and constructed to be electric vehicle and solar-ready so as to reserve an area for charging and a portion of the roof of the proposed building for the possible future installation of solar panels. This condition does not require the installation of solar panels but rather requires the building to be designed to accommodate the possible future installation of solar panels on a portion of the roof if desired by a tenant or occupant of the building.

19. The Applicant shall consider Fire, Police and EMS services analysis of their capacity to provide service to the site and facilities and the unfunded burden on emergency services this development brings to area. We encourage consideration of a lump sum contribution to the Township for emergency services (fire, police, etc.). If the Township accepts the offer, it shall be provided prior to recording a land development plan for the proposed development.

20. Need Franklin Township approval.

21. Adjust the location of the third building to allow an interchange for the future Route 74.

22. Must have full access to Route 15 north and south bound.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 19 of 20**

Commissioners Baker and McAneny voted no.

Commissioner Baker asked if the Developer owns all of the property around Golf Course Road and Glenwood Road.

Commissioner Sabia asked about the loop in Franklin Township. He also questioned installing an area for the employees to eat and a walking trail.

Commissioner Jones questioned if the application has been submitted to Franklin Township yet. He stated that he would like to see an elevation plan for the whole property. He questioned if an emergency access is planned off Golf Course Road.

Brandon Slatt questioned why they have not been to Franklin Township for approval. He stated as per the Northern York County Comp Plan the cul-de-sac does not meet the collector road requirements. He questioned the trailer parking lot number of spaces. It seems to be more at this location than what is at TCNE and 941 York Road. Why? He questioned the trailer storage area – how can you require not to have old trailer parking and junk in this area? The plans do not show a stub for 74.

Commissioner Reed questioned if the trailer storage area will be fenced in. He stated he is concerned about the Golf Course Road landscaping is not along the whole way on Golf Course Road.

Phillip Brath, Township Engineer, stated that they need to have full access to Route 15 north and south bound.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2023
Page 20 of 20**

ADJOURNMENT

It was moved by Commissioner Sabia, seconded by Commissioner McAneny, and unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary