

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
SEPTEMBER 05, 2023
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ROLL CALL

SUPERVISORS – Kelley Moyer-Schwille, Dave Bush, and Brent Sailhamer

ATTENDEES - Faye Romberger, Michael Pykosh, Esquire, Phillip Brath, P.E, Brandon Slatt, Township Manager, Jessica Baim, Thomas Wargo, Chief, Frank Setlak, Ken Farner, Libby Laudenslager, Sheila Covert, Gary Reihart, Jeremiah Jones, Carole Zeaser, Dave Zeaser, Janice Buffington, Kristen Stagg, Veronica Tustin, Tom Tustin, Steve Cosey, Jody Heberlig, Bill Swanick, Dennis Covert, Chris DeLuca, Charlie Fitzpatrick, Andrew Reese, Rai Rupa Ale, Dilli Magar, Pranit Magar Ale, Rohit Magar, and Sandra Eimer

ZOOM ATTENDEES

Jim Hess, Marie Chomicki, and Bruce Janasik

Carroll Township’s Municipal Building was open to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.

**TEMPORARY
CHAIRMAN**

It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Bush, and unanimously carried to appoint Brent Sailhamer as temporary chairman.

CALL TO ORDER

Temporary Chairman Sailhamer called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:30 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**PUBLIC
COMMENTS**

Temporary Chairman Sailhamer called for public comments.

Libby Laudenslager – 416 Sanita Anita Drive – stated she is concerned about water runoff, stormwater swale, and the 2” drop in the sidewalk located at 203 & 300 Eagle Road in Windy Heights Phase III. She would also like to see the Township do a traffic study at the intersection of Williams Grove Road and Route 74.

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CARROLL TWP.
2023 DONATES

The organizations were present to discuss how they spend the money that Carroll Township donates to them every year:

1. Steve Cosey – Monaghan Township Volunteer Fire Company gave a brief summary on how they spend their donations.

ITEMS TO BE
PLACED ON THE
SEPTEMBER 11, 2023
AGENDA

The following items were discussed and are to be placed on the September 11, 2023, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Preliminary/Final Mixed-Used Development 15 Ore Bank Road – Inch’s Property – Deadline Date September 11, 2023 – Time Extension until November 20, 2023
2. Presbyterian Senior Living – Carroll Village Phase 1C – Bond Improvements Release Cash in the amount of \$26,495.40
3. Update on Northside Court Financial Surety increase – Deadline date August 31, 2023. The Township Solicitor is to write a letter to the developer and give him seven days from September 05, 2023 to post the Bond.
4. Windy Heights Phase III Street Dedication – Resolution 2023-15

Mark DeSouza, Windy Heights Developer – stated he will not pay the Liquid Fuel Reimbursement money.

Phillip Brath, Township Engineer, stated the 18 Month Maintenance Bond would be \$372,879.51.

5. Windy Heights Phase III Financial Surety Release

Phillip Brath, Township Engineer, stated we could release \$436,380.11. We will be holding \$75,204.80 for swales & stormwater.

Supervisor Moyer-Schwille questioned why we are releasing any financial surety until all issues are resolved.

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CONTINUES`

The following residents of Windy Heights Phase III have concerns about the conditions of their properties:

Janice Buffington – 222 Eagle Road – stormwater issues & not being able to grow grass. She sent a letter to the developer listing all of the inside items that needed addressed and all the outside items that needed addressed. She also stated the property is not graded as per the plan. She has spent a lot of money to grow grass.

Sheila Covert – 1163 Park Avenue – stormwater issues & not being able to grow grass. She had serval loads of topsoil delivered and still can't grow grass.

Sandra Eimer – 300 Normandy Lane – stormwater issues

Mark DeSouza – Windy Heights Developer – stated that all issues were addressed. He did not receive a list from Phil Brath or Brandon Slatt. The street and concrete issues were fixed and inspected three times. The sidewalk issue between 300 and 203 Eagle Road has been fixed. Basins 3 and 4 were converted and will be inspected here in September. He also stated that each lot has 4” of topsoil. They have met or exceeded the requirement.

Ken Farner – 385 Ore Bank Road – stated he has concerns about this development. The 4” of topsoil where did the topsoil come from. Can't grow grass in stones.

6. Drawing for Final Land Development Plan for 54 Old York Road – Devspire, LLC – Deadline date December 31, 2023
7. Set Conditional Use Hearing for York Land Development, LLC/Condition Use Application – 941 York Road, Dillsburg, PA 17019 – Deadline date November 30, 2023 - looking at November 9th at 6:00 p.m.
8. Proposal for Siddonsburg Road (SR 4028) and Ore Bank Road Conceptual Roundabout Design

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9. Set 2024 Budget Work Session meetings in October – looking at 24th of October and 30th of October.
10. Carroll Township Police Pension 2024 Minimum Municipal Obligation (MMO) Worksheet
11. Carroll Township Non-Uniform Pension Minimum Municipal Obligation (MMO) Worksheet
12. Proposed Zoning Ordinance Amendments pertaining to Warehouses and Distribution Centers (Ordinance Number 2023-254 -An Ordinance Amending Chapter 450 of the Code of Carroll Township, York County, Pennsylvania Governing Zoning: Updating Section 450-112 Pertaining to the Definitions of Warehouse and Distribution/Fulfillment Center and Amending Section 450-385 Governing Warehouses and/or distribution Centers within the Township) -Ordinance has been advertised and ready for the public hearing on Monday, September 11, 2023 at 6:30 p.m.
13. August 07, 2023 Board of Supervisors Work Session Minutes
14. August 14, 2023 Board of Supervisors Public Hearing Minutes
15. August 14, 2023 Board of Supervisors Meeting Minutes

OTHER
BUSINESS

Jeremiah Jones – 182 Martel circle – questioned where are we with the trees and fans at the Fager Property.

Brandon Slatt, Township Manager, stated he has been in contact with ECI, and they are looking into the fans, they are starting the pond conversion and the trees are tagged for an October installation.

ITEM TO BE
PLACE ON THE
OCTOBER 2, 2023
AGEMDA

1. Proposed amendments to the Carroll Township Subdivision and Land Development Ordinance to add the Developer must notify the surrounding property owners by certified mail when a plan is submitted for approval

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ADJOURNMENT

It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Bush, and unanimously carried to adjourn the meeting at 8:58 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary