

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 22, 2022  
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**ROLL CALL**

COMMISSIONERS – Linda Fiscus, Chad Reed, Earnie Zimmerman, Vincent Sabia, Kenneth Baker, and Matthew McAneny

ATTENDEES – Phillip Brath, P.E., Faye Romberger, Brandon Slatt, Mark Hagenbuch, Linda Hagenbuch, Hugh Simpson, Carol Myers, James Myers, David Whitcomb, Paul Wislocey, Adam Whalen, Joe Eisenhauer, Elliott Shibley, Esch McCombie, and Sherry Sirianni

ZOOM ATTENDANCE – Chelsie Markel and Peggy Williams

**CALL TO ORDER**

Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:33 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.

**APPROVAL OF THE  
AUGUST 25, 2022  
MINUTES**

It was moved by Commissioner Baker, seconded by Commissioner Sabia, and unanimously carried to approve the August 25, 2022 Planning Commission Meeting Minutes as submitted.

**PRELIMINARY  
PLANS FOR  
CHESTNUT GROVE**

It was moved by Commissioner Fiscus, seconded by Commissioner McAneny, and unanimously carried to table the review of the Preliminary Subdivision and Land Development Plan for Chestnut Grove – 85 Units – until the October 27, 2022 Planning Commission Meeting.

**FINAL PLANS  
FOR R & S FENCE  
COMPANY**

It was moved by Commissioner Fiscus, seconded by Commissioner Sabia, and unanimously carried to table the review of the Final Subdivision and Land Development Plan for R & S Fence Company until the October 27, 2022 Planning Commission Meeting.

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LOT  
CONSOLIDATION  
FOR BRENDA SIMS,  
HEATHER AND  
STEPHEN BENNETT

It was moved by Commissioner Fiscus, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Brenda Sims, Heather and Stephen Bennett Common Ownership Merger Plan (Lot Consolidation) request contingent upon addressing all the comments in Brandon Slatt's Memo dated September 15, 2022:

II. Subdivision Comments

1. Provide and address all York County Planning Commission Comments.
2. Owners must sign and notarize Deed of Dedication
3. The Applicant shall be responsible for paying all recording fees incurred.

INCH'S  
PROPERTIES, LLC  
CONDITIONAL USE  
APPLICATION  
RECOMMEND  
DENIAL

It was moved by Commissioner Zimmerman, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to deny the Inch's Properties, LLC – Conditional Use Application based on Phillip Brath's Comment Letter dated September 20, 2022 pages 2, 3, and 4 comments 1 through 14. The Commissioners are concerned about the traffic safety on Ore Bank Road and W. Siddonsburg Road.

Esch McCombie – gave a brief history on this property and how they plan to develop it. They submitted two concept plans for this property. The property is approximately thirty-nine acres located within the Mixed Use – 1(MU-1) Zone. The one plan proposes development of multiple-family dwellings (apartments), consisting of 208 units to be in seven freestanding, three story apartment buildings. The alternate plan consists of 190 units to be in seven freestanding, three story apartment buildings. The main difference between the plans is the location of the proposed buildings on the property and the proximity of the buildings to Route 15. The Developers are proposing a Day Care Center and a Brewery for the two commercials out parcels.

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Commissioner Reed requested that they flip the apartments to the back of the property.

The Commissioners have concerns about the traffic and safety on Ore Bank Road and W. Siddonsburg Road. The amount of traffic on these roads will be a nightmare.

Mark Hagenbuch – 821 W. Siddonsburg Road – stated the Stonebridge Crossing traffic and apartment traffic will increase the traffic at this intersection. The apartments must be flipped.

Carol Myers – 806 W. Siddonsburg Road – is concerned about the additional traffic on this road.

Linda Hagenbuch – 821 W. Siddonsburg Road – is concerned about the apartments located on W. Siddonsburg Road.

Brandon Slatt – stated the apartments are over the maximum density allowed and the lot configuration does not meet the Ordinance.

Phillip Brath is concerned about the traffic and the apartments along W. Siddonsburg Road.

**AMENDMENTS TO  
THE ZONING  
ORDINANCE 2022**

It was moved by Commissioner Sabia, seconded by Commissioner Baker, and unanimously carried to recommend to the Board of Supervisors to adopt the Carroll Township Zoning Ordinance – 2022 Zoning Ordinance Amendment Changes as submitted with the rewording of §450. 206.K and J.

**ADJOURNMENT**

It was moved by Commissioner Sabia, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 9:19 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary