

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 23, 2021
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ROLL CALL

COMMISSIONERS – Linda Fiscus, Chad Reed, Brian Linsenbach, and Vincent Sabia

ATTENDEES ON ZOOM – Earnie Zimmerman and Todd Ryan

ATTENDEES – Phillip Brath, P.E., Faye Romberger, and Eric Diffenbaugh

CALL TO ORDER

Chairman Reed called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:31 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
MAY 27, 2021
MINUTES**

It was moved by Commissioner Fiscus, seconded by Commissioner Linsenbach, and unanimously carried to table the May 27, 2021 Planning Commission Meeting Minutes.

**TABLED
AUGUST 26, 2021
MINUTES**

It was moved by Commissioner Fiscus, seconded by Commissioner Linsenbach, and unanimously carried to table the August 26, 2021 Planning Commission Meeting Minutes.

**FINAL PLANS FOR
WILLIAM AND
JUDY SCHRACK**

It was moved by Commissioner Linsenbach, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests for the Final Subdivision Plan for William D. III and Judy N. Schrack – 4 Lots as per Phillip Brath’s Comment Letter dated September 20, 2021:

1. Provide Preliminary Plan (Section 435-22. A)
2. Provide a Site Context Map (Section 435-27. J)
3. Provide an Existing Resources and Site Analysis Plan (Section 435.27.K)

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4. Provide a Preliminary Resource Impact and Conservation Plan (Section 435.27.L)
5. Provide street trees along existing street frontage per Section 435.52.D
6. Provide curbing along existing street frontage per Section 435.45.C
7. Provide a stormwater management plan or address existing plan (Section 435.27.I)
8. Provide sidewalks along existing street frontage per Section 435.45.B

It was moved by Commissioner Linsenbach, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan for William D. III and Judy N. Schrack – 4 Lots contingent upon addressing all of the following comments in Phillip Brath’s Comment Letter dated September 20, 2021:

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

1. With this subdivision, the degree of nonconformity will be increased for the existing frame shed on lot 2B. The degree of nonconformity shall not be increase. (Section 450-1128) Structures over 200 s.f. must meet the required principal building setback. (Section 450-128). The lot line on 2B must be moved back 10 feet.

III. Subdivision (Ordinance No. 2018-242)

1. Address all York County Planning Commission Review Comments. (Section 435-13. F/14. F)
2. Provide the deed of consolidations for review by the Township Solicitor.
3. All certificates must be signed, sealed by the individual responsible for the plan and dated after last submission revision date. (Section 435-28. B)
4. The Owners must sign the plan and ate after last plan revision. (Section 435-28.C/36. A)
5. All outstanding fees, including recreation fees, must be paid prior to recording Plan. (Section 435-36M)

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IV. General Comments

1. Replace the “Chairperson or Designee” with “Member” on the signature lines for the Board of Supervisors.
2. Include all waivers on plan that are approved and include date of action by BOS. Street Trees is missing currently.

DEVSPIRE, LLC
LOT
CONSOLIDATION
FOR 52 AND 54
OLD YORK ROAD

It was moved by Commissioner Linsenbach, seconded by Commissioner Ryan, and unanimously carried to recommend to the Board of Supervisors to approve the lot consolidation request from Devspire, LLC for the properties located at 52 Old York Road and 54 Old York Road to combine them into one lot.

PROPOSED
ORDINANCE
2021-249
LOT
CONSOLIDATION

It was moved by Commissioner Ryan, seconded by Commissioner Sabia, and unanimously carried to recommend to the Board of Supervisors to adopt Proposed Ordinance Number 2021-249 The Carroll Township Lot Consolidation Ordinance.

PROPOSED
ORDINANCE
2021-248
SHADE TREES

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors to adopt Proposed Ordinance Number 2021-248 The Carroll Township Shade Tree Ordinance.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Fiscus, and unanimously carried to adjourn the meeting 7:45 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary