



**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
APRIL 2, 2002  
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PROPOSAL TO  
INCREASE  
RECREATION FEES

Dianne Price informed the Board that the Township should increase their recreation fees to come in line with the local municipalities. The proposal is to increase the recreational fees from \$200.00 to \$500.00 per dwelling unit and commercial from \$500.00 per acre to \$1,000.00 per acre.

Supervisor Brown feels the commercial fee is to low and should be increased to \$2,000.00 per acre.

The Board asked Mrs. Price to contact the local municipalities to get their residential and commercial recreation fee schedule and draft a resolution for the next meeting. The dollar amount will be debated at the April 16, 2002 meeting.

AGRICULTURAL  
SECURITY AREA  
VICTOR COOK

Dianne Price informed the Board that Mr. & Mrs. Victor Cook has a 130 acres farm located in Warrington Township. About 3 to 5 acres of this farm lays in Carroll Township. Mr. & Mrs. Cook would like to put the whole farm into the Agricultural Security Area. Carroll Township does not have an Agricultural Security Area. They are asking the Township to grant them permission to include these 3 to 5 acres into the Warrington Township Agricultural Security Area. This matter is to be placed on April 16, 2002 Agenda.

JOINT  
COMPREHENSIVE  
PLAN UPDATE

Supervisor Schopfer updated the Board on the Joint Comprehensive Plan. The committee has been meeting every other week. At the April 1, 2002 meeting the long-term transportation was discussed. The long-term intersections include Golf Course Road and Harrisburg Pike area, which is alternate #4. Alternate #4 will put Route 74 traffic right through the heart of Logan Meadows – Gary Reihart’s Development and this will get rid of all traffic lights on U.S. Route 15.

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JOINT  
COMPREHENSIVE  
PLAN UPDATE  
CONTINUES

Donald Bowers was very upset about the comments that the Dillsburg Borough Representative was making at this meeting. He feels the whole committee was influenced by his comments. Dianne Price stated that later on in the meeting Dillsburg Borough stated that the Borough Council took no official vote.

Jere Rutherford commented that Dillsburg Borough's main concerns are getting the truck traffic out of the Borough.

LETTER FROM  
ROBERT GRAY

The letter from Robert Gray is to be placed on April 16, 2002 Agenda. Dianne Price informed the Board that this matter went before the District Justice on March 27, 2002. The District Justice gave Mr. Gray 30 days to remove the fence and a \$50.00 fine.

WEST SHORE  
TAX BUREAU

The West Shore Tax Bureau is recommending an amendment to the Earned Income Tax Resolution to include a levy on non-residents.

Dianne Price will be meeting with the West Shore Tax Bureau on Thursday, April 4, 2002 and she will check with them on the wording for this resolution.

JOINT CODE  
ENFORCEMENT  
RESOLUTIONS

Dianne Price informed the Board that she received a package from Dave Witmer, Dillsburg Borough Manager, which included resolutions to create a joint fire marshal, joint zoning and code enforcement, and joint inspection officer. This information was forwarded to the Board for their review. The recommendation is to op into a joint code enforcement.

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COMBINE LAND  
FOR DAA

Attorney Schrack is requesting that several parcels of land for the Dillsburg Area Authority be combined into one track for tax-exempt purposes. At the March 19, 2002 Board meeting this matter was discussed. The Board recommended that the Township Manager write a letter to DAA telling them the Township does not oppose the combination of these lots, but a subdivision plan will be required. After some research, there were several requests found where a letter was all that was required to combine parcels that were owned by the same person. The Board recommended that this matter be placed on the April 16, 2002 Agenda.

EXTENSION OF  
SEWER PLANT

The DAA is starting the first phase of the bank financing for the extension of the sewer plant. The first phase is \$1.2 million. They are looking for municipal guarantees for that funding, which will be split equally between Monroe and Carroll Townships. They would like to hold a work session with Monroe and Carroll Township Officials and their Solicitors to discuss the funding. The meeting will be held at the DAA's Office on Monday, April 22, 2002 at 7:00 p.m.

GREENBRIAR EAST

John Melham, Engineer for Greenbriar East, addressed the Board about the two flag (pan handle) lots (lots 7 & 13) that were created when a drainage easement was calculated into the total lot size. He is asking the Board if a waiver is required for the two flag lots. The Board decided that a waiver would not be required. A note should be added to the plan stating that the flag lots do not meet the lot width. Lots 7 & 13 will have to be redrawn to show 80 feet width at the minimum setback lines.

It was recommended that a note be placed on the plan stating that no building in allowed in the wetlands for lots 4, 5 and 6.

The final plan will go before the Carroll Township Planning Commission in May.

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MOUNTAIN CREST      John Murphy, Engineer for Mountain Crest, addressed the Board about the drainage easements that were originally calculated into the total lot size on the preliminary plan. He presented a revised plan to the Board showing how the lots were redrawn to solve this problem. Also, lot 32 lot size was taken care of by deleting one lot.

This plan will go before the Carroll Township Planning Commission in May.

WINDY HILL PRD      Eric Johnston, Engineer for Windy Hill PRD, presented a sketch plan for this development. This development is proposing 53 Townhouses and 322 Duplexes. A PRD is allowed as a Conditional Use in the Apartment-Office Zone. The Board of Supervisors must hold a public hearing for a Conditional Use. The Board informed Mr. Johnston that the 74 bypass is proposed to go right through this development.

This PRD will go before the Carroll Township Planning Commission in May for a Conditional Use recommendation.

MONAGHAN  
PRESBYTERIAN  
CHURCH      Mr. Dick Lee addressed the Board concerning the Monaghan Presbyterian Church sketch plan. He has several concerns. One is the widening of Gettysburg Pike. The church would like to widen just a short portion of this road in Phase I and finish in Phase II. He also asked if the Township would supply the labor if the Church supplies the materials. Secondly is the relocation of the telephone poles. Mr. Lee would like the Supervisors to request to have the poles moved back, because he understands that the utility companies will not charge a municipality to do this. Thirdly he was wondering if the Township would paint the bike lines on the road.

The Board recommended that only the first entrance is constructed in Phase I and make it wider. This way only a short distance of Gettysburg Pike would have to be widened at this time. The township will supply the manpower to widen this road. The Board also recommended that the Church contact the Dillsburg Area Soccer Club or Dillsburg Youth

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MONAGAN  
PRESBYTERIAN  
CHURCH  
CONTINUES

Baseball or Softball and get a written commitment ASAP for the construction of these fields. A waiver of Section 305 will not be required to submit a final plan. The flood plain boundary is not a problem. DEP Planning Module – the church needs to get a letter from DAA stating that a planning module is not required. Traffic Study – a waiver is required and a donation will be made to the Carroll Township’s Traffic Study Fund.

LOGAN MEADOWS

Gary Reihart is withdrawing the water feasibility study waiver for Phase I of this project. He is going to change the phases and Phase I will now be Phase II. Phase II will now have public water and sewer. Mr. Reihart is willing to donate \$15,000.00 to the township to improve Ore Bank Road from W. Siddonsburg Road to Spend-A-Buck Road. Now that Phase I is Phase II, Mr. Reihart would like to widen this portion when he starts Phase II. He would like the Township to waive the 25% of the lots in Phase II. He would like to buy EDUs for each Phase instead of buying them all up front.

The Board recommended that Mr. Reihart submit a written request to waive the requirement to purchase all the EDUs at one time, and the 25% of the lots in Phase II. The widening of Ore Bank Road will be hashed out at a later time.

BENJAMIN  
STAMBAUGH

Chris Pecora presented a sketch plan for Benjamin Stambaugh for an over 50 Community. The community is located along Logan Road. A homeowners association will maintain the common areas. There are no curbs or sidewalks proposed. The streets are 28’ wide.

It was recommended to install curbs and sidewalks and the streets must meet Township specs. The streets can remain private as long as they are put into Township specs. The two duplexes are not allowed in A-O zone. The parking area is too small. The Board feels that more than 30 percent of the lot area is covered. The plan should be redesigned.

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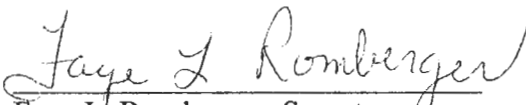
**SIGNS ALONG  
ROADWAYS**

Donald Bowers is concerned about all the signs that are along the township roadways. He recommended that the road crew remove these signs when they see them. Dianne Price is looking into the proposed amendments to the sign ordinance.

**ADJOURNMENT**

It was moved by Supervisor Faulkner, seconded by Supervisor Schopfer, and unanimously carried to adjourn the work session at 10:35 p.m.

Respectfully submitted,

  
Faye L. Romberger, Secretary