

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC HEARING FOR
WINDY HILL PRD
CONDITIONAL USE
JULY 16, 2002
Page 1 of 3**

ROLL CALL SUPERVISORS – Gary Brown, Kevin Zinn, Robert Schopfer, and Calvin Hipp. Robert Faulkner was absent.

ATTENDEES – Dianne Price, Faye Romberger, Rick Hedin, Mark Hilson, James Robinson, Rick Buffington, G. Thomas Miller, Janet Grimm, Robert Grimm, Lorin Wegard, Earl Robson, Doug Downs, Cheryl Downs, Jere Rutherford, Jeff Murphy, Don Hostetter, Joan Gavula, Harry Fox, Jr., Kent Raffensberger, Terry Burger, Nadine Hoffman, Allyn Myers, Traci Cook, Todd Cook, Richard Blouch, Robert Schrift, Carrie Schrift, George Wirt, Stan Carpenter, Don Markelwitz, Boyd W. Otto, Michael Carroll, Gary Lenker, and John Enck

CALL TO ORDER Chairman Brown called the Public Hearing for the Windy Hill PRD Conditional Use 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.

INTRODUCTION Supervisor Schopfer gave a brief introduction on the Windy Hill PRD Conditional Use. Chairman Brown opened the floor for public comment.

PUBLIC COMMENT Jere Rutherford asked for a definition of a PRD and how this differs from a regular subdivision land development plan.

Mark Hilson, Township Engineer, explained what a PRD is.

G. Thomas Miller, Esquire, stated that he was there representing the people directly affected by the proposed Windy Hill PRD. Mr. Miller informed the Board that these individuals are Mr. & Mrs. Robert Grimm, Mr. William Hickok, Mr. & Mrs. Doug Downs, and Mrs. Helen Gulick. They feel since Mr. Fox will revise the proposed plan from his letter dated June 29, 2002 to 275 dwelling units a new plan should be submitted showing these revisions. Mr. Miller stated that the Board of Supervisors should not consider the Conditional Use proposal until this plan is submitted. Mr. Miller questioned the recreation area. Mr. Fox is proposing

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC HEARING FOR
WINDY HILL PRD
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JULY 16, 2002
Page 2 of 3**

PUBLIC COMMENT
CONTINUES

four different recreation areas which total two acres or less. What can you do with a small area like this? Why not create one large area instead. Mr. Miller feels Mr. Fox should address all of the reviewing engineer's comments.

Earl Robson questioned the availability of public sewer and water for this project. He is concerned about the water for this project. The rainfall in this area is down since 1998.

John Enck questioned if a plan is available for public view.

Don Hostetter is concerned about the traffic situation.

Doug Downs is concerned about the traffic on Ore Bank Road.

Harry Fox, Jr. stated this project would be serviced with public sewer and water. He would be in favor of doing single-family housing if he could get a R-S zone, but he would not be asking for a re-zoning of this property. The noise and traffic will be addressed at the time when the land development plan is submitted.

Supervisor Zinn asked Mr. Fox if he would be interested in creating this project with a Growing Greener aspect. This would allow a 50/50 ratio. Fifty percent would be developed and the other fifty percent would be open space. Supervisor Zinn feels this would benefit Mr. Fox, the neighbors across the street and the neighbors in Pheasant Ridge Development.

Mr. Fox stated that he would be willing to go with the Growing Greener aspect as long as he could get about 200 housing units. Mr. Fox also stated that he would like to have some of the residents available when they are discussing this project. Mr. Fox will supply a written request to withdraw the Conditional Use request.

Chairman Brown will make arrangements to meet with Mr. Fox to discuss the Growing Greener project.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC HEARING FOR
WINDY HILL PRD
CONDITIONAL USE
JULY 16, 2002
Page 3 of 3**

**PUBLIC COMMENT
CONTINUES**

Mr. Miller asked Mr. Fox if he purchased the Car-Tak Building from Mr. Dobrinoff. Mr. Fox replied yes. Mr. Miller also asked Mr. Fox if he has considered purchasing the Bressler Building. Mr. Fox is not planning to purchase this track at this time. Mr. Miller asked if anyone knows anything about the Route 74 project that appears to go straight through this property.

Supervisor Schopfer asked if anyone in the room would like the Board to act on the Conditional Use as presented instead of looking at the Growing Greening aspect. There were no comments.

ADJOURNMENT

Chairman Brown adjourned the Public Hearing at 7:22 p.m. and went into a 10-minute recess before the start of the regularly scheduled meeting.

Respectfully submitted,


Faye L. Romberger, Secretary