

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC HEARING
MINUTES ON THE
GROWING GREENER
ORDINANCE
AUGUST 18, 2003
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ROLL CALL

SUPERVISORS: Gary Brown, Robert Schopfer, Robert Faulkner, Kevin Zinn, and Calvin Hipp

ATTENDEES: Dianne Price, Faye Romberger, James Bogar, Jennifer Hipp, Mark Hilson, Jeffrey Murphy, Scott Perry, Lorin Weigard, Chris Knarr, Mark Hagenbuch, Andrew Hagenbuch, Linda Hagenbuch, Bill Turner, Carol Turner, Mike Lieb, Jennifer Lieb, and Jere Rutherford

CALL TO ORDER

Chairman Schopfer called the Public Hearing of the Carroll Township Board of Supervisors to order at 6:03 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

INTRODUCTION

Chairman Schopfer announced that this is a Public Hearing to receive public comment on Ordinance Number 2003-147 pertaining to Growing Greener. Chairman Schopfer gave the floor to Mark Hilson, Township Engineer who gave a brief summary on the Growing Greener Ordinance. Chairman Schopfer opened the floor for public comment.

PUBLIC COMMENT

Linda & Mark Hagenbuch, 821 West Siddonsburg Road – questioned the following items:

1. Page 5, No. 2 – Section 305 – Plan Classification for Major and Minor Subdivisions or Land Development – They are concerned that plans do not have to go through the Preliminary Planning Stage.
2. Page 25 & 26 – Section 716 (2) Location of House Sites and (3) Alignment of Streets – They are concerned that this will effect them when Stone Bridge Development does come in with a plan.
3. Page 28 – Woodlands – Subdivisions shall be designed to preserve woodlands along roadways, property lines, and lines occurring within a site such as streams, swales, stone fences and hedgerows. Will this make the developers preserve the woodlands?

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**PUBLIC COMMENTS
CONTINUES**

Bill Turner, 28 Spend-A-Buck Drive – Wanted to know what incentives are available to make the Developers want to use the Growing Greener Ordinance. Mr. Turner asked Mark Hilson to explain why this Ordinance does not apply to all the districts. Also in the Ordinance it lists the Greenway Space and Open Space in a Growing Greener Plan what is their specific use. Mr. Turner requested that the review of the Growing Greener Ordinance be continued for some time. He stated that the Ordinance was not available at the Banner as advertised.

Jere Rutherford, 546 Mumper Lane – questioned the care and maintenance of open space (Art. VIII, Section 3), Art. V pertaining to curbing, curbing should be required, Section 1202 Planning and Design Standards it maybe needed to create another ordinance to control the clear cutting of trees. Mr. Rutherford had concerns about the trail width and type of trails. He thought a three (3') feet width is too small. The trails should be wide enough for two bicycles to pass on. The ordinance does not set construction standards for trails.

Scott Perry, 130 Ore Bank Road – The Growing Greener Ordinance does not stop development it only helps. We can only hope that this ordinance will help to preserve the land and try to keep it as we remember it was.

Chairman Schopfer had some questions.

1. Page 4 – d. Existing Resources and Site Analysis Plan – 5th line down; (if a site inspection is desired) add after desired “by the Township”.
2. Definitions – make sure the definitions are in alphabetical order.
3. Page 10 – (2) – scaling size of plans – we are not changing the size of the subdivision plan
4. Page 10 – (2) (b) (i) – Slopes – greater than 25 percent – for natural features.

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**PUBLIC COMMENTS
CONTINUES**

5. Page 10 – (2) (c) – edit this section as follows: put a period after the word indicated in line five and delete as evident from testing, visual inspection, or from the presence of wetland vegetation.
6. Page 18 – Section 502 a. (1) - looking for a planning module or exception.
7. Page 19 - c. – Preliminary Traffic Impact Study – change Section 713 to read Section 714. This amendment was done prior to the meeting.
8. Page 20 (1) – who determined what the environmental degradation is? Are there any guide lines on this matter?
9. Page 22 - 1.a. Section 601. Final Plan – on line 5 delete the following sentences: The Final Plan shall be prepared by a registered Surveyor or a registered Professional Engineer in accordance with the standards set forth by the “Professional Engineers Law”. Final Plans shall conform in all important details with Preliminary Plans as previously approved, and any conditions specified in the approval of Preliminary Plans shall be incorporated in the Final Plans.
10. Page 22 – 1.d. – delete York County Board of Health
11. Page 25 – 3.m. – should be l. not m. This amendment was done prior to the meeting.
12. Page 27 – 1201. Application – is there a difference between resource conservation and a Conservation Design Residential Overlay Districts.
13. Page 64 – ADJUSTED TRACT AREA APPROACH-ONE – the one should not be capitalized because it is not part of the definition.
14. Page 65 – EXISTING RESOURCES AND SITE ANALYSIS PLAN – line three change word compressive to comprehensive.
15. Page 65 – DENSITY – change the word acres to acre.
16. Page 65 – LOP – add the following words after cut tops – of trees.

Bill Turner questioned the size of the trails.

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PUBLIC COMMENT CONTINUES Jeffrey Murphy, 128 Spring Road – explained the types of trails and DCNR does not want to disturb any more land than what is needed. They want to keep the land as natural as possible and not create an eyesore.

CLOSED THE FLOOR FOR PUBLIC COMMENT Chairman Schopfer closed the floor for public comment at 7:40 p.m.

ORDINANCE 2003-147 ADOPTING THE GROWING GREENER ORDINANCE It was moved by Supervisor Brown, seconded by Supervisor Zinn, and unanimously carried to adopt Ordinance Number 2003-147, an Ordinance amending, changing and modifying the Carroll Township Subdivision and Land Development Ordinance by providing for and establishing regulations as follows: General procedures and processing requirements, optional sketch plan submission, preliminary plan submission, final plan submission, design and construction standards and resource conservation and open space delineation standards; and, amending, changing and modifying the Carroll Township Zoning Ordinance by providing for and establishing regulations as follows: Short Title and purpose, Agricultural-Conservation District regulations, Residential District regulations and supplemental regulations, with the minor changes as listed above. (The Growing Greener Ordinance)

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THANK YOU

Supervisor Zinn verbally thanked Supervisor Brown for all of his efforts in getting the Growing Greener Ordinance this far.

ADJOURNMENT

It was moved by Supervisor Brown, seconded by Supervisor Zinn, and unanimously carried to adjourn the meeting at 7:43 p.m.

Respectfully submitted,



Faye L. Romberger, Secretary