

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
JULY 12, 2004
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- ROLL CALL SUPERVISORS -- Robert Schopfer, Calvin Hipp, Jeffrey Murphy, Jere Rutherford, and Kevin Zinn
- ATTENDEESS -- Dianne Price, Faye Romberger, Mark Hilson, Mark Yinger, Gary Brown, Chuck Zaleski, Kate Cornter-Wentz, George Wentz, Brad Pealer, Mark Hagenbuch, George Wirt, and Kristen Stagg
- CALL TO ORDER Chairman Schopfer called the Work Session of the Carroll Township Board of Supervisors to order at 6:35 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
- PUBLIC COMMENT Chairman Schopfer called for public comment on agenda items and non-agenda items. There were no comments.
- JUSTIN BENDER
PROPOSED
SUBDIVISION Chuck Zaleski, Esquire is representing Mr. and Mrs. Justin Bender. They are proposing a subdivision of their lot to be deeded to Mr. Bender's Mother and Father. Attorney Zaleski is asking the Board if there is any way this subdivision can be approved. The problem is the private road issue. To turn the road over to the Township the road must be brought up to Township specifications, which include curbing and sidewalks. Drainage is also a problem. The road frontage is a problem also.
- REQUEST TO PUT
WEIGHT LIMITS
ON TOWNSHIP
ROADS The Board of Supervisors would like York County Traffic Engineers to evaluate the following roads to place a weight limit on them:
1. Ore Bank Road between U.S. Route 15 and Old York Road
 2. Leah Street; and
 3. Nursery Road.
- Dianne Price, Township Manager, would like the intersection of Chestnut Grove Road and Alpat Drive looked at also. Currently there is a yield sign on Alpat Drive.

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ARP DILLSBURG (GIANT) REZONING REQUEST	Dianne Price informed the Board of Supervisors that the ARP Dillsburg (Giant) rezoning request and Ordinance Number 2004-159 Public Hearing has been re-advertised and ready for Tuesday, July 20, 2004 at 6:30 p.m.
AMERICAN TOWER TOWER REMOVAL BOND CANCELLATION	<p>The Township has been notified by Hanover Insurance that they are canceling Bond No. BLN-1621900 – Tower Removal Bond at 615 U.S. Route 15 North, Dillsburg for the American Tower, L.P. at the request of the American Tower.</p> <p>Dianne Price informed the Board of Supervisors that she has talked to American Tower and the reason they cancelled the Bond was because they did not know the location of the tower. Mrs. Price told them where the tower was located and that the Township presently has a Land Development Plan at this location for Cingular Wireless. American Tower told Mrs. Price they would reinstate the Bond immediately since they know the correct location of the tower.</p>
SUSAN MOWERY REFUND REQUEST	Mrs. Susan Mowery requested a refund of \$400.00 for a Zoning Hearing Board Hearing since a hearing was not needed. No motion was made, but the Board of Supervisors authorized the refund.
PRELIMINARY PLANS FOR STONEBRIDGE CROSSING	Mark Hilson, Township Engineer, informed the Board of Supervisors that the Planning Commission at their July 8, 2004 meeting conditionally approved the Preliminary Subdivision Plans for Stonebridge Crossing contingent upon addressing the five comments in his review letter dated June 10, 2004 and they granted the three waiver requests. This plan will be going before the Board of Supervisors for action at the July 20, 2004 meeting.

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PRELIMINARY
PLANS FOR
STONEBRIDGE
CROSSING
CONTINUES

Mark Hagenbuch addressed the Board of Supervisors about his families concerns for this project. Mr. Hagenbuch has four major concerns with the Stonebridge Crossing Development they are:

1. The Developer is excluding Hagenbuch's and their neighbors from the community with a dense wall of homes;
2. There remain many unresolved safety and legal issues regarding the existing shared, private right-of-way and the new access easement provided by the plan;
3. The Hagenbuch's believe that the development plan will not work with the layout of their property due to surveying errors; and
4. The Developer is building so close to their property, they are forcing them and their neighbors to hook up to public sewer and water.

JOINT
COMPREHENSIVE
PLAN UPDATE

Dianne Price informed the Board of Supervisors that the public comment period is until July 15, 2004 on the Northern York County Joint Comprehensive Plan. After July 15th, the Joint Comprehensive Committee Members will meet to go over all the public comments that were received in the mail and from the public hearing.

TRUCKS PARKING
OVERNIGHT AND
IDLING AT
SHOPPING CENTER

The Supervisors would like a letter written to New Plan Realty asking them to post the parking lot at the Dillsburg Shopping Center prohibiting tractor trailers from parking overnight and idling for a long period of time.

100 OLD YORK ROAD
MACRI CONCRETE
REZONING
REQUEST

Dianne Price informed the Board of Supervisors that Attorney Charles Beckley will be presenting a rezoning request for 100 Old York Road at the Supervisors Meeting on Tuesday, July 20, 2004. Macri Concrete is operating a business at this location. The Zoning Hearing Board had denied their variance in 1999. The owners would like to extend the Neighborhood Commercial Zoning District from Warrington Road to 100 Old York Road.

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**ORDINANCE
CHANGES
CONCERNING
COMMERCIAL
BUILDINGS**

Chairman Schopfer asked if anything has been done concerning the proposed ordinances that Mr. Zook talked about at the Public Hearing June 15, 2004. He would like to see these Ordinance changes go to the Planning Commission as soon as possible. The Ordinance changes would include:

1. Bonding being in place to remove or adaptive reuse of a building if it becomes vacant after a period of time;
2. Maximum commercial building size and square footage;
3. Economic and Fiscal Impact Analysis for retail and commercial buildings that will be built in excess of 40,000 square feet; and
4. Environmental Protection Ordinance that prohibits corporations from doing business in the township that have a consistent history of violating regulatory law on a municipal, state or federal level.

**FINAL PLANS FOR
GEORGE WENTZ**

Mark Hilson informed the Board of Supervisors that the Final Subdivision Plans for George Wentz will be on the Agenda for July 20, 2004. There is still a problem with the wording of the note to be added on the plan concerning the private road issue.

**YORK COUNTY
QUICK RESPONSE
TEAM DONATION**

Supervisor Zinn informed the Board of Supervisors that Chief Francis has requested a \$500.00 donation be made to the York County Quick Response Team again this year. The Board of Supervisors asked that this matter be placed on the July 20, 2004 Agenda.

**NATIONAL GUARD
POLICY FOR
EMPLOYEES**

Supervisor Zinn informed the Board of Supervisors that Chief Francis is looking for a policy concerning employees that have to attend two week training with the National Guard. There is no policy in place now. Chief Francis is looking at the Township paying the full salary for the employee involved and that employee would reimburse the Township his/her pay that is received from the National Guard. The Board asked Dianne Price to look into this matter and draw up a policy that would cover the Police Department and the Non-Union Employees.

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INSURANCE POLICY FOR A 457 PLAN It was moved by Supervisor Murphy, seconded by Supervisor Hipp, and unanimously carried to authorize the payment of \$8,000.02 to open an Insurance Policy at this time and an Ordinance will follow to create a 457 Plan.

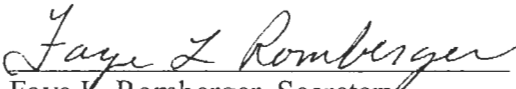
COMMITTEE REPORTS Financial – Supervisor Zinn stated that a Financial Meeting will be scheduled in August to review the first six months of the year.

Dillsburg Area Authority – Chairman Schopfer stated that the DAA meeting is scheduled for Tuesday, July 20, 2004 at 9:30 a.m.

EXECUTIVE SESSION Chairman Schopfer stated that the Board of Supervisors will be going into Executive Session to discuss legal issues. The Board will not make any decisions or reconvene the meeting after the Executive Session.

ADJOURNMENT It was moved by Supervisor Murphy, seconded by Supervisor Zinn, and unanimously carried to adjourn the meeting at 8:53 p.m. to convene into the Executive Session.

Respectfully submitted,


Faye L. Romberger, Secretary