

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 11, 2005
Page 2 of 7**

**PUBLIC
COMMENTS
CONTINUES**

John Herrold, Esquire -- is representing the Carroll Citizens for Sensible Growth. Mr. Herrold is requesting that the Commissioners table the plan tonight since revised plans were submitted last week. CCSG did not have enough time to review the plans. York County Planning Commission had 52 comments. The relocation of new Route 74 shows no details, the driveway cut for Lot 1 goes into the wetlands, Lots 2 and 5 stops, and no detail on the Stormwater.

Deana Weaver -- 47 Dogwood Lane -- she feels the Township should question the developer who they are. JCZM was just registered in January 24, 2005 as a company. She also handed out the Pennsylvania's Chesapeake Bay Tributary Strategy dated December 2004, Sheet 2 of their plan USGS Topographic Map is wrong, Petroleum hydrocarbons (PHC) during and post recharge, and traffic will create a bottle neck. This is more than we need, and way more than we want.

Martin Trostle -- Dillsburg Borough -- stated that Dillsburg is doing things to restore the small business in the Borough. This will only hurt that project and this area must not become a Carlisle Pike.

David Lash -- Eppers and owns a business in Carroll Township -- Wal Mart is putting small business out of business. Mr. Lash handed out a photo that showed Letts Camera Shop in Camp Hill is going out of business. Wal Mart welcomes RVs to stop and to stay overnight. Traffic patterns change so there would be no lights from Camp Hill to Maryland.

Connie Trostle -- 116 Harrisburg Pike -- told a story about her mother going to Wal Mart for prescription medicine and it would be days to fill.

Mrs. Weims -- 16 Gettysburg Street -- concerned about the lighting.

Joseph Bytof -- Coover Heights and owns a business in Dillsburg Borough -- he is concerned about the runoff issues, extra police, fire, and EMS coverage that might be needed.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 11, 2005
Page 3 of 7**

APPROVAL OF
JULY 14, 2005
MINUTES

It was moved by Commissioner Andrews, seconded by Commissioner Graham, and unanimously carried to approve the July 14, 2005 Planning Commission Meeting Minutes as submitted.

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and carried to table the review of the Preliminary Subdivision Plans for South Mountain Commons until the September 8, 2005 Planning Commission meeting. Commissioner Roy Fuss abstained from the vote, because he is one of the property owners of this site.

Mike Adams representing Lobar Properties stated that they must complete the design of the road and there are discrepancies between PennDOT and Carroll Township Ordinances. Mr. Adams is asking for guidance.

PRELIMINARY
PLANS FOR
ROSETTA VALLEY

It was moved by Commissioner Fuss, seconded by Commissioner Graham, and unanimously carried to table the review of the Preliminary Subdivision Plans for Rosetta Valley until the September 8, 2005 Planning Commission meeting.

PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS FOR
NORTHERN
ELEMENTARY

It was moved by Commissioner Graham, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary/ Final Land Development Plans for Northern York School District for the addition to Northern Elementary unless an extension is granted by August 30, 2005.

PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS FOR
LEER ELECTRIC

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and unanimously carried to table the review of the Preliminary/Final Land Development Plans for Leer Electric until the September 8, 2005 Planning Commission meeting. There was a discussion about waiving the curb and sidewalks on Barlo Circle. Mark Hilson recommended that a site visit would be helpful to determine if the waiver request should be granted. The Commissioners agreed. Mr. Hilson will make the arrangements before the next Planning Commission Meeting.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 11, 2005
Page 4 of 7**

FINAL PLANS FOR
BRIAN & WENDY
LINSENBACH

It was moved by Commissioner Hilbish, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests:

1. Section 601.d – Growing Greener Submission Requirements;
2. Section 708.d – Sidewalk; and
3. Section 708.e – Curbs, along existing streets.

It was moved by Commissioner Hilbish, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plans for Brian C. and Windy S. Linsenbach contingent upon addressing the following comments from Mark Hilson's comment memo dated August 10, 2005:

1. All certificates and signature blocks must be signed and sealed. (Remove the SEO signature block) (Section 501.b.6)
2. List all requested waivers on the cover sheet, and indicate the date of action. (I could not find the location of the waivers listed on the plan per the applicant's response letter.)
3. A Drainage Easement is now provided for each watercourse that traverses the site, but doesn't appear to be labeled, please clarify. (Section 710.b(2) & SWM Section 401.1L)
4. Provide Form B waiver form signed by the property owners and the SEO.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 11, 2005
Page 5 of 7**

FINAL PLANS FOR
HARRY FOX, JR.

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests:

1. Section 601.d – Growing Greener Submission Requirements;
2. Section 708.d – Sidewalk; and
3. Section 708.e – Curbs, along existing streets.

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plans for Harry H. Fox, Jr. contingent upon addressing the following comments from Mark Hilson's comment memo dated August 10, 2005:

1. All certificates and signature blocks must be signed and sealed. (Remove the SEO signature block) (Section 501.b.6)
2. Indicate the date of action of all requested waivers.
3. Provide Form B waiver form signed by the property owners and the SEO.

FINAL PLANS FOR
HARRY H. & ANN
G. FOX

It was moved by Commissioner Hilson, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests:

- 1, Section 601.d – Growing Greener Submission Requirements;
- 2 Section 708.d – Sidewalk; and
- 3 Section 708.e – Curbs, along existing streets.

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plans for Harry H. and Ann G. Fox

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 11, 2005
Page 6 of 7**

FINAL PLANS FOR
HARRY H. & ANN
G. FOX CONTINUES

contingent upon addressing the following comments from Mark Hilson's comment memo dated August 2, 2005:

1. All certificates and signature blocks must be signed and sealed. (Remove the SEO signature block) (Section 501.b.6)
2. List all requested waivers on the cover sheet, and indicate the date of action. (I could not find the location of the waivers listed on the plan per the applicant's response letter.)
3. Provide Form B waiver form signed by the property owners and the SEO.

FINAL PLANS FOR
QUENTIN'S
MEADOWS

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver request:

1. SWMO Section 401.7.A (1) – Maximum water depth in a detention pond from 6' to 6.5'.

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Quentin's Meadows contingent upon addressing the following comments from Mark Hilson's comment memo dated August 8, 2005:

1. Provide E&SC and NPDES permit approval. (SWMO Section 303.E and 401.8)
2. Provide executed Extension Agreement from the Dillsburg Area Authority. (Section 502.a(2))
3. Provide financial security for public improvements.
4. Pay recreation fees in lieu of dedication of recreation land.
5. Fund Township escrow account to cover construction inspection fees.
6. Revise and record the Homeowners Association Documents.
7. Sign and Seal all certificates.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 11, 2005
Page 7 of 7**

FINAL PLANS FOR
QUENTIN'S
MEADOWS
CONTINUES

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to waive the 10 days submittal requirement.


CHANGE
STARTING TIME
FOR MEETINGS

It was moved by Commissioner Bates, seconded by Commissioner Fuss, and unanimously carried to change the starting time for the Planning Commission meeting from 7:00 p.m. to 6:30 p.m.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, and unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully submitted,



Faye L. Romberger, Secretary