

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 10, 2005
Page 2 of 6**

PRELIMINARY
PLANS FOR
WINDY HEIGHTS
CONTINUES

5. SLDO Section 715.e.9 – Trees and Vegetation.

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisor to conditionally approve the Preliminary Subdivision Plans for Windy Heights contingent upon addressing the following comments from Mark Hilson's Memo dated February 10, 2005:

1. All certificates must be signed and sealed. (Section 501.b.6)
2. The submittal and evidence of approval from Dillsburg Borough regarding Grouse Lane and other limits of work extending into the Borough must be forwarded to the Township. (Section 501.C(4)(u))
3. When an approval letter is received from DAA indicating that there is no existing or projected organic or hydraulic overloads now or in the next 5 years, the Township can consider an exemption request for sewage planning. Or, provide a complete sewage planning module. (Section 502.a)
4. Provide letter of approval from Dillsburg Area Authority for the extension of proposed sewer and water mains to the development. (Section 502.b)
5. Include the Old York Road improvements into the Phase I of the phasing plan.
6. We acknowledge that the applicant is requesting that the obtainment of the PennDOT Declaration of Adequacy and Highway Occupancy Permit (HOP) be made as a condition of Preliminary Plan approval. We concur that this approval is appropriate as a condition; however, the Township does require the submittal of the actual HOP plans. Furthermore, there must be coordination between the existing and proposed Stormwater facilities and the installation of curb and sidewalk along Old York Road (Section 307).

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 10, 2005
Page 3 of 6**

PRELIMINARY
PLANS FOR
WINDY HEIGHTS
CONTINUES

7. We acknowledge the Applicant's offer of a \$16,640 contribution toward signal construction. This is based on a \$130,000 signal cost. An Opinion of Probable Construction Cost is attached that shows the signal cost including all items appurtenant thereto is \$232,000. That makes the applicant contribution \$29,696.00.
8. All additional permits as required by local, state, and or federal agencies, tabled on Sheet 1, must be submitted for review. (Section 303.1.G)
9. We acknowledge that the applicant has submitted a copy of the Post Construction Stormwater Management Narrative for NPDES Requirements for Windy Heights. A copy of the Stormwater Discharge NPDES Permit shall be submitted to Carroll Township for review and the applicant must submit evidence of receipt of the NPDES Phase II permit for construction activities. In addition, the Erosion and Sedimentation Control Plan (E&SC) must be submitted to the township. E&S approval can be made a condition of Preliminary Plan approval. (Sections 303.1E and 401.8)
10. We acknowledge that the applicant has added yard inlets. The grading to the inlets is a good first attempt. The yard swale at the rear of lots 150 through 154 should go towards inlet I-Z; the swale leading to inlet I-C (near lot 54) should extend to the rear of lot 59; the swale leading I-JJ should extend to the rear of lot 156; add an inlet between lot 165 and 170; provision must be made to drain the back yard of lot 15 and surrounding area; add an inlet at lot 79/80; and a yard swale along the rear of lots 77 & 78. (Section 401.6E)
11. We acknowledge that the applicant has proposed additional inlets in the area of the 48" culvert; the new inlets must be added to the Storm Sewer Table in the Stormwater Management Report and on the plan along with a profile for each added to the plan.
12. A slope of 4:1 must be maintained in the area of the outlet control structure of Stormwater Basin #2.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 10, 2005
Page 4 of 6**

**FINAL LAND
DEVELOPMENT
PLANS FOR
LOBAR, INC.
STORAGE
BUILDING**

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

1. Section 501.b.1 – Site Context Map
2. Section 502.b – Erosion Control Plan
3. Section 708.e – Curbs – interior of site
4. Section 708.d – Sidewalk

It was moved by Commissioner Bates, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant waiver request Section 708.a.2 & 7 – Paving of vehicular parking areas with the condition that the plan add a note that the area must be paved and Stormwater management facilities constructed upon notification by the Township, should the use of the area differ from construction vehicle/material storage.

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plans for Lobar, Inc. – Storage Building contingent upon addressing all of the following comments in Mark Hilson's Memo dated February 09, 2005:

1. All certificates must be signed and sealed (Delete the 6th BOS signature line). (Section 501.b.6)
2. Provide an estimate of, and then establish financial security for completion of public improvements.
3. Provide a fee in lieu of dedication of recreational area. The current fee is \$1,000.00/acre, or fraction thereof, located within the Township. (Section 706.c.3)
4. Provide a legal description for the dedication of Old Mill Road Right-Of-Way.
5. The plan must note that the curb is to extend to meet and match the existing curb in the area of Hardees and that the paving section for widening is 1 1/2" ID-2 Wearing, 3" BCBC, and 8" 2A, over a compacted subgrade.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 10, 2005
Page 5 of 6**

FINAL LAND
DEVELOPMENT
PLANS FOR
LOBAR, INC.
STORAGE BUILDING

6. Provide lot line markers at the dedicated right-of-way line.
7. Revise the Landscaping plan according to the markup enclosed with this letter, and reference it on the cover sheet.

PRELIMINARY
PLANS FOR
HAROLD WILLIS

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to deny the Preliminary Subdivision Plans for Harold Willis unless an extension is granted by the Developer before March 10, 2005. Attorney Bill Miller was at the meeting representing Mr. Willis.

FINAL PLANS FOR
KEVIN ZINN

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to table the review of the Final Subdivision Plans for Kevin Zinn until the March 10, 2005 meeting.

PRELIMINARY
PLANS FOR
MEADOWS EDGE

It was moved by Commissioner Hilbish, seconded by Commissioner Bates, and unanimously carried to table the review of the Preliminary Subdivision Plans for Meadows Edge until the March 10, 2005 meeting.

ORDINANCE
REVISIONS

Mark Hilson stated that he has some Subdivision and Zoning Ordinance Revisions that **need to be sent to York County Planning Commission** for review. He is asking the **Planning Commission** to review the revisions and make a recommendation to forward to York County Planning Commission.

It was moved by Commissioner Bates, seconded by Commissioner Faulkner, and unanimously carried to forward the proposed Subdivision Revision to require reconstruction of roads – including widening to York County Planning Commission for review.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 10, 2005
Page 6 of 6**

**ORDINANCE
REVISIONS
CONTINUES**

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to forward the proposed Zoning Revision for Traditional Neighborhood Development to York County Planning Commission for review.

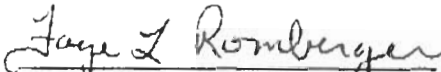
**SEWAGE
PLANNING**

Mark Hilson informed the Commissioners that the Township has reviewed two sketch plans to extend the sewer outside our growth areas. These plans are in direct conflict with our new Comprehensive Plan that was adopted last September. The Commissioners feel that we should not extend the sewer outside our growth area at this time.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, and unanimously carried to adjourn the meeting at 7:57 p.m.

Respectfully submitted,


Faye L. Romberger, Secretary