

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 12, 2005
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COPY

PRELIMINARY
PLANS FOR
QUENTIN'S
MEADOWS
CONTINUES

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request on Section 708.e.(1) pertaining to Vertical Concrete Curbing with the condition that the slant curbing be used for landscape medians and islands as stated in the May 12, 2005 Review Memorandum prepared by Mark Hilson, P.E. for the Preliminary Subdivision Plans for Quentin's Meadow (was Silverton Manor)

It was moved by Commissioner Hilbish, seconded by Commissioner Faulkner, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request on Section 703.b (2) pertaining to 100' minimum tangent length between curves for the Preliminary Subdivision Plans for Quentin's Meadow (was Silverton Manor)

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request on Section 708.c(12) pertaining to Separation of Driveways -40' with the condition that it applies only to lots 12, 31, and 33 as stated in the May 12, 2005 Review Memorandum prepared by Mark Hilson, P.E. for the Preliminary Subdivision Plans for Quentin's Meadow (was Silverton Manor).

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision Plans for Quentin's Meadow (was Silverton Manor) contingent upon addressing all the comments in the May 12, 2005 Review Memorandum prepared by Mark Hilson, P.E.

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to waive the 10 day requirement between review by the Planning Commission and consideration by the Board of Supervisors as per Section 501.

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FINAL PLANS FOR
LOCUST HILL
FARMS

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to table the review of the Final Subdivision Plans for Locust Hill Farms until the June 9, 2005 Planning Commission Meeting.

PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS FOR
NORTHERN
ELEMENTARY

It was moved by Commissioner Hilbish, seconded by Commissioner Faulkner, and unanimously carried to table the review of the Preliminary/Final Land Development Plans for Northern York School District – Northern Elementary School Building Addition until the June 9, 2005 Planning Commission Meeting.

FINAL PLANS FOR
HOPE GRACE
BRETHREN/
GWOZDECKI

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Final Subdivision Plans for Hope Grace Brethren/Gwozdecki until the June 9, 2005 Planning Commission Meeting.

PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS FOR
LEER ELECTRIC

It was moved by Commissioner Fuss, seconded by Commissioner Andrews, and unanimously carried to table the review of the Preliminary/Final Land Development Plans for Leer Electric until the June 9, 2005 Planning Commission Meeting.

SPECIAL
EXCEPTION
NORTHERN
ELEMENTARY

It was moved by Commissioner Bates, seconded by Commissioner Fuss, and unanimously carried to recommend to the Zoning Hearing Board to grant the Special Exception for Northern York School District – Northern Elementary School Building Addition contingent upon addressing the following issues:

1. Section 8.3.2.3 – The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said Residential District or conflict with the normal traffic of the neighborhood.

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SPECIAL
EXCEPTION
NORTHERN
ELEMENTARY
CONTINUES

2. Parking issue with gym – verify parking requirement
3. Public Safety – emergency vehicles getting into property (emergency access)
4. Provide Sewer Planning Module
5. Define seating for gym
6. Should be Preliminary Plan not a Final Plan
7. Detail interior of the building

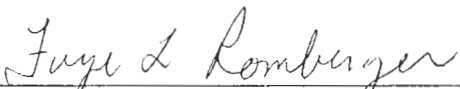
SPECIAL
EXCEPTION
HARRY FOX, JR.
56B OLD YORK RD

It was moved by Commissioner Hilbish, seconded by Commissioner Faulkner, and unanimously carried to recommend to the Zoning Hearing Board to deny the Special Exception for Harry Fox, Jr. – 56 B Old York Road for lack of information and upon receiving more information the Planning Commission will reconsider. The Planning Commission would like to see a more detail plan, where is the outdoor equipment going to be stored, and what about the backup equipment.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to adjourn the meeting at 7:50 p.m.

Respectfully submitted,



Faye L. Romberger, Secretary