

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 13, 2005  
Page 1 of 4**

ROLL CALL	COMMISSIONERS – Roy Fuss, Perry Bates, Scott Perry, and Sue Graham  ATTENDEES – Dianne Price, Faye Romberger, Mark Hilson, Deanna Weaver, Brad Pealer, Catherine Pealer, Peggie Williams, Paul Hedin, Doug Speck, Eric Johnston, David Getz, Pat McKonley, Dave Davidson, Mike Adams, and Brian Linsenbach
CALL TO ORDER	Chairman Scott Perry called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:34 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
PUBLIC COMMENT	Chairman Perry called for public comment. There were no public comments.
APPROVAL OF SEPTEMBER 8, 2005 MINUTES	It was moved by Commissioner Graham, seconded by Commissioner Bates, and unanimously carried to approve the September 8, 2005 Planning Commission Meeting Minutes as submitted.
PRELIMINARY PLANS FOR SOUTH MOUNTAIN COMMONS	Commissioner Fuss stepped down into the audience during the discussion of the Preliminary Subdivision Plans for South Mountain Commons. There was not a quorum, so no action was taken. Mike Adams representing Lobar Properties granted an extension verbally and in writing until December 31, 2005 to review these plans.
PRELIMINARY PLANS FOR ROSETTA VALLEY	It was moved by Commissioner Bates, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Subdivision Plans for Rosetta Valley unless an extension is granted before November 15, 2005.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 13, 2005  
Page 2 of 4**

**FINAL PLANS FOR  
WINDY HEIGHTS  
PHASE I**

It was moved by Commissioner Bates, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request of Section 601.d pertaining to Growing Greener Submission Requirements.

It was moved by Commissioner Bates, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Windy Heights – Phase I contingent upon addressing the following comments from Mark Hilson’s comment memo dated October 13, 2005 and comment numbers 7 and 9 must be addressed before placement on the Board of Supervisors Agenda:

**SUBDIVISION AND LAND DEVELOPMENT**

1. Provide approval letter of the sewer and water feasibility studies from the Dillsburg Area Authority. All conditions of DAA approval must be satisfied. Provide executed sewer and water extension agreements from DAA. (Section 502.a (2))
2. Establish mutually acceptable financial security for public improvements.
3. Pay recreation fees in lieu of dedication of recreation land (\$1500 per building lot for phase I).
4. Fund Township escrow account to cover construction inspection fees in the amount of \$40,000.
5. Revise, record, and provide proof of recordation of the Homeowners Association Documents.
6. Sign and Seal all certificates.
7. Substantiate that the conditions of Dillsburg Borough’s approval of the extension of Grouse Lane have been satisfied.
8. Provide PennDOT HOP approval.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 13, 2005  
Page 3 of 4**

FINAL PLANS FOR  
WINDY HEIGHTS  
PHASE I  
CONTINUES

9. We had trouble closing the boundary along the right-of-way line for Old York Road. Also, make sure all bearings and distances are shown along the phase line (one is missing in the area of lot 147 along the phase line at Park Avenue). Survey data (lot geometry, areas, etc) will be checked after the boundary information is provided.

**STORMWATER MANAGEMENT**

10. Show that the one-year, 24-hour storm is released over a minimum 24 hour period. (Section 401.2C)

Eric Johnston representing the Developer accepted the conditions.

Deanna Weaver and Brad Pealer questioned the 100' right-of-way that runs thorough this property. They would like to see it labeled proposed Route 74 so it would be more buyers beware. Mr. Hilson stated this matter would be better addressed when Phase II was submitted, because this right-of-way is not in Phase I.

FINAL PLANS FOR  
FRANCES FORTNEY

It was moved by Commissioner Graham, seconded by Commissioner Fuss, and unanimously carried to table the review of the Final Minor Subdivision Plans for Frances Fortney until the November 10, 2005 Planning Commission meeting.

PROPOSED  
TND ORDINANCE

Mark Hilson, P.E., Township Engineer presented the proposed amendment to the Subdivision and Land Development Ordinance and the Zoning Ordinance setting regulations for Traditional Neighborhood Design (TND). Mr. Hilson gave a brief summary of the Ordinance. Mr. Hilson asked the Commissioners to make a motion to forward the proposed TND Ordinance to York County Planning Commission.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 13, 2005  
Page 4 of 4**

PROPOSED  
TND ORDINANCE  
CONTINUES


It was moved by Commissioner Bates, seconded by Commissioner Graham, and unanimously carried to forward the proposed amendment to the Subdivision and Land Development Ordinance and the Zoning Ordinance setting regulations for Traditional Neighborhood Design (TND) to York County Planning Commission for review and comments.

Mike Adams commented that the one thing they are seeing in TND is that banks want a drive-up window. So the Township might want to consider drive-up windows for banks only.

ADJOURNMENT

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

Respectfully submitted,

  
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Faye L. Romberger, Secretary