

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 8, 2005
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PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and carried to table review of the Preliminary Subdivision Plans for South Mountain commons until the October 11, 2005 meeting and accept the time extension until November 16, 2005.

Mike Adams representing Lobar Properties presented a Sketch Plan for the Realignment of Route 74. Mr. Adams talked about the design of the road as a boulevard with street trees and the avoidance of wetlands. Mr. Hilson asked about the other intersection improvements deemed necessary by Lobar's Traffic Impact Study. Mr. Adams indicated that those improvements were not a part of this submission.

PRELIMINARY
PLANS FOR
ROSETTA VALLEY

It was moved by Commissioner Hilbish, seconded by Commissioner Faulkner, and unanimously carried to table the review of the Preliminary Subdivision Plans for Rosetta Valley until the October 13, 2005 Planning Commission meeting.

PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS FOR
NORTHERN
ELEMENTARY

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

1. Section 708.a.2 - Curbing in parking lots; and
2. Section 601.d – Growing Greener Submission Requirements.

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PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS FOR
NORTHERN
ELEMENTARY
CONTINUES

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/ Final Land Development Plans for Northern York School District for the addition to Northern Elementary contingent upon addressing the following comments from Mark Hilson's comment memo dated September 7, 2005:

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. Establish financial security for completion of public improvements. The estimate provided by the applicant is under review.
3. Indicate the date of action of all requested waivers.
4. Provide Erosion and Sedimentation Control Plan approval from Y.C.C.D.
5. The infiltration trench detail should show the geofabric wrapped across the top of the trench and a layer of clean stone (river rock or #4's) on top of the fabric.

PRELIMINARY
LAND
DEVELOPMENT
PLANS FOR
LEER ELECTRIC

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 for Section 601.d pertaining to Site Context Map.

It was moved by Commissioner Bates, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.a and 708.a.2 pertaining to Curbed island at the end of parking space rows and paving and curbing in parking areas with the condition that the plan add a note that the area must be paved and curbing, landscaping and Stormwater management facilities constructed upon notification by the Township, should the use of the area differ from warehousing, construction vehicle/material storage.

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PRELIMINARY
LAND
DEVELOPMENT
PLANS FOR
LEER ELECTRIC
CONTINUES

It was moved by Commissioner Andrews, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.a.10 pertaining to 10% parking lot landscaping.

It was moved by Commissioner Graham, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.b.17 pertaining to paving of service drive from Lot 2 to Lot 3 with the following conditions:

1. That the drive use be restricted to employees of Lots 2 and 3; and
2. Should the use be changed from the current Industrial use the drive shall be abandoned.

It was moved by Commissioner Andrews, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.d pertaining to Sidewalk with the condition upon a note being added to the plan that commits the owner to installing sidewalks meeting Township specifications, within six (6) months notice from Carroll Township.

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 for Section 708.e pertaining to Curbing along Barlo Circle with the condition upon a note being added to the plan that commits the owner to installing curbing along Barlo Circle meeting Township specifications, within six (6) months notice from Carroll Township.

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Land Development Plans for Leer Electric contingent upon address the following comments in Mark Hilson's comment letter dated August 25, 2005:

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PRELIMINARY
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DEVELOPMENT
PLANS FOR
LEER ELECTRIC
CONTINUES

1. All certificates and signature blocks must be signed and sealed (including the Stormwater calculations). (Section 501.b.6)
2. Provide a Jurisdictional Determination of the Wetland limits showing proposed improvements do not encroach on wetlands. (Section 502.h)
3. Provide a mutually acceptable estimate of, and then establish financial security for guarantee of public improvements.
4. Provide revised Stormwater Management Easement Agreement per solicitor's comments (forthcoming) and record said Agreement.
5. Pay recreation fees in lieu of dedication of recreation lands.
6. Provide the finish floor elevation for the proposed warehouse building.
7. Provide improved internal traffic circulation by eliminating the two parking spaces adjacent to the grass island and moving the proposed ADA space and signage to be the end stall.
8. I acknowledge the plan shows the new dumpster location and notes that it is to be relocated after construction, but it does not note the prohibition on placement of the dumpster in the front of the buildings (between the building and road) for the future.
9. If the bypass flow is 0, then the grading plan must show how the grades work to sump the inlets. I acknowledge the applicants response, however the grades indicate bypass will occur. Specifically, inlet 4 is set such that the ground north of it is lower than the inlet. The grade line should tie into itself to represent a slight berm behind the inlet. Inlet 5 is set at 537, but the grade around it is set at 536. Further, what appears to be the 536 contour does not tie into the existing grades near inlet 5.
10. Time extension is needed to be granted by Applicant on Township Form.

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FINAL PLANS FOR
WINDY HEIGHTS
PHASE I

It was moved by Commissioner Andrews, seconded by Commissioner Graham, and unanimously carried to table the review of the Final Subdivision Plans for Windy Heights Phase I until the October 13, 2005 Planning Commission meeting.

FINAL PLANS FOR
GEORGE WENTZ

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

1. Section 601.d – pertaining to Growing Greener Submission Requirements
2. Section 708.d – pertaining to Sidewalk
3. Section 708.e – pertaining to Curbs, along existing streets
4. Section 501 and 502 – pertaining to Filing of Preliminary Plan

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for George Wentz contingent upon addressing the following comments in Mark Hilson's comment letter dated August 16, 2005:

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. List all requested waivers on the cover sheet, and indicate the date of action.
3. Label the lot line as "To be extinguished" and make the existing lightning strike more visible.
4. Provide a plan of the residual Kimmel property.
5. The plan must note that no construction is associated with this subdivision, and that no building lots are created.
6. Provide Form B waiver signed by the property owners and the SEO.
7. It is recommended that the General Notes appear on one sheet, not both.
8. Since the private drive is also located on lot 1, albeit slightly, include lot 1 where referencing lot 2 in not 9.

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FINAL PLANS FOR
GEORGE WENTZ
CONTINUES

9. Township Ordinances limit the number of driveways from a parent tract to and existing public street to four (4). With one driveway proposed for each lot, two future driveways are left. The plan must note which lot(s) carry the right of future driveway access (indicate how many) to Warrington Road.
10. Add Lot 1 and Lot 2 to note number 9.
11. Pending Solicitor's review of the wording in note number 9.

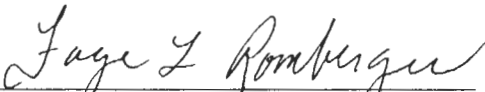
SKETCH PLAN

Steve Proctor representing PHI presented a Sketch Plan for PHI Village at Dillsburg. They are proposing a TND for this land.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to adjourn the meeting at 8:40 p.m.

Respectfully submitted,



Faye L. Romberger, Secretary