

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 10, 2006
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PRELIMINARY
PLANS FOR
MYERS NURSERY

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Land Development Plans for Myers Nursery unless an extension is granted by the developer and accepted by the Board before September 30, 2006. The Township Office must receive a fax by Monday, August 14, 2006.

PRELIMINARY
PLANS FOR
ROSETTA VALLEY

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Preliminary Subdivision Plans for Rosetta Valley until the September 14, 2006 Planning Commission Meeting.

PRELIMINARY
LAND
DEVELOPMENT
PLANS FOR
J.H. MYERS TRUSS

It was moved by Commissioner Fuss, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Land Development Plans for J. H. Myers Truss Facility unless an extension is granted by the developer and accepted by the Board before September 5, 2006. The Township Office must receive a fax by Monday, August 14, 2006.

FINAL PLANS FOR
LARRY AND
BEVERLY
EICHELBERGER

It was moved by Commissioner Andrews, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to deny the Final Subdivision Plans for Larry and Beverly Eichelberger unless an extension is granted by the developer and accepted by the Board before September 14, 2006.

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FINAL PLANS FOR
HERBERT AND
MELBA
BOMBERGER

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 601.d & f – pertaining to Growing Greener Submission Requirements
2. Section 708.d – pertaining to Sidewalks
3. Section 708.e – pertaining to Curbs, and Street Trees along existing streets

It was moved by Commissioner Hilbish, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Herbert and Melba Bomberger contingent upon addressing the following comments in Mark Hilson's Memo dated August 10, 2006:

**SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE**

1. All certificates and signature blocks must be signed and sealed (Section 501.b.6)
2. Provide Y.C.P.C. comments
3. Provide 100' isolation distance circles for all existing water wells on the property. (Section 501.b.25)

RYERSON
SPECIAL
EXCEPTION

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Carroll Township Zoning Hearing Board to approve the Special Exception application for Catherine G. and John P. Ryerson to convert the existing historical residential home at 231 W. Ridge Road into a Bed and Breakfast Inn.

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SKETCH PLAN
ORE BANK HEIGHTS

Bob Katherman, Esquire representing the Developer and Robert Illo, P.E., representing Architecture and Engineering Innovations presented the sketch plan for Ore Bank Heights. This plan proposes 22 duplex units, and one single family house on the corner of Ore Bank Road and Siddonsburg Road. This parcel is currently zoned commercial-highway, and is proposed to be RS-1, low density residential in our new zoning ordinance. Neither of these two zones will allow the duplexes. The applicant is requesting that the Township make the parcel RS-2 in the new zoning ordinance to allow for the duplexes.

PROPOSED
ZONING
ORDINANCE
PUBLIC HEARING
SET

Just a reminder of the Public Meeting and Hearing on the Proposed Zoning Ordinance:

Planning Commission Public Meeting – August 21, 2006 at 7:00 p.m.

Board of Supervisors Public Hearing – September 27, 2006 at 6:30 p.m.

ADJOURNMENT

It was moved by Commissioner Fuss, seconded by Commissioner Andrews, and unanimously carried to adjourn the meeting at 7:26 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary