

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
AUGUST 7, 2006
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ROLL CALL

SUPERVISORS – Robert Faulkner, Kevin Zinn, and William Turner

ATTENDEES – Faye Romberger, Mark Hilson, Perry Bates, Edward Coble, Carlos Trump, Doug Speck, Kevin Anderson, Stephen Quigby, Deana Weaver, Peggie Williams, Brad Pealer, and Terry Burger

CALL TO ORDER

Chairman Robert Faulkner called the regularly scheduled work session of the Carroll Township Board of Supervisors to order at 6:30 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

PRELIMINARY
LAND
DEVELOPMENT
PLAN FOR
J.H. MYERS
TRUSS FACILITY

Mark Hilson, P.E., Township Engineer, discussed the Preliminary Land Development Plan for J.H. Myers Truss Facility with the Board of Supervisors. This plan will be going before the Planning Commission on Thursday night August 10, 2006. Since the Board of Supervisors will not have a Work Session in September that is why this plan is being discussed tonight. The items that still need to be addressed are:

1. All certificates and signature blocks must be signed and sealed.
2. Provide YCCD approval for the E&SC plan. (Section 502.b)
3. Provide an approved NPDES permit and approved PCSWM plans.
4. Provide a copy of the sewer and water feasibility studies and a letter of approval from the Dillsburg Area Authority. (A connection permit would satisfy this requirement, should the project go directly to that step due to its small sewage flows). (Section 502.a(2))
5. Fund Township escrow account to cover construction inspection fees.
6. Provide approval of Franklin Township or a determination from Franklin Township that they will not require review/approval of the plan.
7. Provide Estimate of and establish financial security for improvements.

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PRELIMINARY
LAND
DEVELOPMENT
PLAN FOR
J.H. MYERS
TRUSS FACILITY
CONTINUES

8. Provide recreation fee in lieu of dedication. (\$1,000.00/acre).
9. Proposed monuments and geometry not shown on the site plan. (Show any missing lot markers as "to be set"). (Section 707.a)
10. Call out the masonry dumpster screen to match building lock and mortar.
11. Provide detail of the water service crossing restoration and note that a Township Road Occupancy Permit is required. (Detail is not found.)
12. What is to happen to the existing well on the property. If it is to be abandoned, provide abandonment specs. (Reference the abandonment specs on the plan set, and note that the method of abandonment shall first be approved by the Township.)
13. Show a detail of the restoration for the off-site water main trench. And, for the concrete road open cut. (Show all 2A backfill and pavement restoration – 3" binder, 1 ½" wrg.)
14. On sheet 8 label the pavement edge as full depth sawcut. (note not found)
15. Provide through spot grades documentation that the proposed curb along Range End Road will not be flat, and will flow toward the proposed drives.

The applicant has requested the following waivers:

16. Section 708.d and 708.e Sidewalk and Curb Route 15
17. Section 502.h Jurisdictional Determination of Wetlands by ACOE
18. Section 303 Filing Preliminary Plan
19. Section 1202.e No disturbance of Slope Steeper than 15%
20. Section 401.9C (SWMO)
21. Section 401.2.A No increase in volume of Stormwater runoff from the 2 year 24 hour storm

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J.H. MYERS
TRUSS FACILITY
TIME EXTENSION

It was moved by Supervisor Turner, seconded by Supervisor Zinn, and unanimously carried to accept the extension granted by the Developer to review the Preliminary Land Development Plan for J.H. Myers Truss Facility until September 5, 2006.

PRELIMINARY
LAND
DEVELOPMENT
PLAN FOR
SPRING LANE
PARK PHASING
OF ROAD
IMPROVEMENTS

Kevin Anderson discussed with the Board of Supervisors the road improvements along Gettysburg Pike and Spring Lane Road pertaining to Spring Lane Park Land Development Plan. Mr. Anderson is proposing to phase the improvements as the land develops. He is proposing to pay 50% of the round-about at the intersection of Gettysburg Pike and Spring Lane Road (25% when the Smith property develops and 25% when lots 2 and 3 develops in the Spring Lane Park). Spring Lane Road improvements would be Spring Lane Park side to end of the property line with curb, sidewalk, and widening. The other side of Spring Lane Road would be completed with curb, sidewalk, and widening at the development of the Smith property and then overlay everything. The Phasing will happen which ever property is developed first. Phase I would be the widening, curb and sidewalk of Gettysburg Pike between the property line for lot 1A and 1B only. The rest of Gettysburg Pike from the corner of Spring Lane Road to the property line of lot 1A and 1B will happen when Lot 2 of Spring Lane Park is developed.

The Board of Supervisors asked Mr. Anderson to submit his proposal in writing and supply a time line.

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS
TIME EXTENSION

It was moved by Supervisor Zinn, seconded by Supervisor Turner, and unanimously carried to accept the time extension granted by the Developer to review the Preliminary Subdivision Plans for South Mountain Commons until October 31, 2006.

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SEWER
CONNECTIONS
MANDATED BY
DEVELOPERS

Mark Hilson stated that he has received several concerns from residents about the mandatory sewer connection to the public sewer when the line runs by their property is sponsored by a developer. By the Township Ordinance if a house is within 150' of that line the property must be connected to the public sewer. It does not matter if the line is being run by the Developer or by Dillsburg Area Authority. Mr. Hilson asked the Board what their feelings are. It was proposed that maybe we could change our ordinance to state if the line is sponsored by a Developer the existing property owners would not have to connect unless they have a malfunctioning system or the property is sold. The Board asked Supervisor Turner to approach the Dillsburg Area Authority to get their thoughts.

LARRY AND
BEVERLY
EICHELBERGER
PLANNING
MODULE

Mark Hilson informed the Board that the Planning Module for Larry and Beverly Eichelberger is ready to be submitted to DEP. A resolution will have to be adopted before the module can be submitted. The Board requested that this matter be placed on the August 14, 2006 Agenda.

EDNA BEAMER
COMBINING OF
LOTS

It was moved by Supervisor Turner, seconded by Supervisor Zinn, and unanimously carried to authorize the combining of two lots into one for Edna Beamer located at 36 Warrington Road and file the Declaration of Consolidation of Previously Subdivided Lots at the Courthouse.

EMC
PLAN UPDATE

Perry Bates is working on updating Carroll Township's EMC Plan. He will have the plan available in September.

PUBLIC HEARING
SET FOR
PROPOSED ZONING
ORDINANCE

It was moved by Supervisor Turner, seconded by Supervisor Zinn, and unanimously carried to schedule the Public Hearing date for the Proposed Zoning Ordinance for Wednesday, September 27, 2006 at 6:30 p.m.

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**WASTE HAULING
CONTRACT**

Faye Romberger updated the Board of Supervisors on the Waste Hauling Contract. The bids will be received and opened on Monday, August 14, 2006 at 1:00 p.m. Bid specs were picked up by Waste Management, Penn Waste, and York Waste. Awarding the bids is scheduled for September 11, 2006.

BOILER REPAIR

Faye Romberger updated the Board of Supervisors on the repair of the Boiler. The contract has been awarded to David F. McClure Company. The proposal to repair the boiler was \$5,746.00.

**PUBLIC
COMMENT**

Carlos Trump, representing Dillsburg Citizen's Hose Co. #1, stated that the fire company asked Dillsburg Borough for \$30,500.00 in emergency funds. The Borough is going to address this request at their next meeting. Mr. Trump stated that Carroll Township is not paying their fair share. Over the years the fire company has requested over \$30,000.00 (fire company) and \$60,000.00 (EMS) per year as Carroll Township fair share and only received \$9,000.00 (fire company) and \$.0 (EMS). Their fund drive in Carroll Township only received a 17.6% response. He is asking that a meeting be set up with the Emergency Services Committee to discuss the fire company's future.

Deana Weaver – 47 Dogwood Lane – stated that Carroll Township must step up to the plate and should consider paying our fair share to the fire company.

Brad Pealer – 90 Spring Lane Road – stated that he still has not received the e-mail from Victor Banks. Mr. Pealer feels that the 23 comments were not addressed in the plan. He is requesting that the Board of Supervisors repeal the resolution that adopted the recreation plan.

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ADJOURNMENT

It was moved by Supervisor Zinn, seconded by Supervisor Turner, and unanimously carried to adjourn the meeting at 8:07 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary