



**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
JUNE 8, 2006  
Page 2 of 5**

**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.

It was moved by Commissioner Bates, seconded by Commissioner Andrews, and unanimously carried to table the review of the Preliminary Subdivision Plans for South Mountain Commons until the July 13, 2006 Planning Commission meeting.

**FINAL PLANS FOR  
STONEBRIDGE  
CROSSING PHASE II**

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors conditional approval of the Final Subdivision Plans for Stonebridge Crossing Phase II contingent upon addressing the following comments in Mark Hilson's Memo dated June 8, 2006:

**SUBDIVISION AND LAND DEVELOPMENT**

1. Provide approved sewer and water extension agreements from the Dillsburg Area Authority for Phase II of the development. (Section 602.e)
2. Establish mutually acceptable financial security for public improvements.
3. Pay recreation fees (\$67,500) in lieu of dedication of recreation land.
4. Fund Township escrow account to cover construction inspection fees.
5. Pay the balance of the contribution for intersection improvements in the amount of \$9,406.45. (The total contribution is \$24,300, of which \$14,893.55 was paid with Phase I).
6. Provide the Planned Community Declaration, including the provisions of the Open Space O&M plan including, "Exhibit A" as referenced on page 2 (description of property).
7. Sign and Seal all certificates.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
JUNE 8, 2006  
Page 3 of 5**

FINAL PLANS FOR  
STONEBRIDGE  
CROSSING PHASE II  
CONTINUES

8. Provide a plan (based on the sketch plan provided by me to the Developer) of the Spend-A-Buck improvements. The Subdivision plan set should reference this sketch, and clearly state that the improvements necessary to construct the plan shown thereon are a part of the improvements of this subdivision.
9. A detailed site plan is now shown; however it does not show the sidewalk transition of 10' at the end of the wingwalls. Also, the plan must show/specify the back fill over the bridge footings, but under the bridge. (Rip-rap lining is recommended).
10. Revise the bridge plans to reflect the design shown in the pictures provided by Cornerstone Development. One design detail that may need to be different is the limit of the arch. In order to eliminate the need for a railing on the bridge the arch section must extend to the limit of the endwalls.

Mark Cummins representing Cornerstone Development agreed that the bridge would have the wingwalls, the 10' sidewalk, curbing, stamped stone and stained. Mr. Cummins also accepted the conditions for conditional approval of the plan.

PRELIMINARY  
PLANS FOR  
MYERS NURSERY

It was moved by Commissioner Bates, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Subdivision Plans for Myers Nursery unless an extension is granted before July 30, 2006.

Bony Dawood representing Dawood Engineering and the Developer stated that the Sewage Module has been submitted the Township with on-lot septic. The Developer is aware that this property is outside the growth area, but would like to extend the public sewer to this development. Sewer capacity is to Rosetta Valley right across the street. Mr. Dawood feels that DEP will require this development to be public sewer since it is so close the Rosetta Valley. If they could get public sewer they would not decrease the lot size or increase the number of lots.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
JUNE 8, 2006  
Page 4 of 5**

PRELIMINARY  
PLANS FOR  
ROSETTA VALLEY

It was moved by Commissioner Bates, seconded by Commissioner Fuss, 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 July 12, 2006.

Mark Hilson, Township Engineer, stated that he had a meeting with the residents along Whispering Hope Road concerning installing the curb, sidewalk, and public sewer.

PRELIMINARY  
LAND  
DEVELOPMENT  
PLANS FOR  
J.H. MYERS TRUSS

It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Preliminary Land Development Plans for J. H. Myers Truss Facility until the July 13, 2006 Planning Commission Meeting.

FINAL PLANS FOR  
FRED LIVINGSTON

Mark Hilson, Township Engineer, stated that we received a Memorandum from Hoover Engineering Services, Inc. requesting the Final Subdivision Plans for Fred Livingston be withdrawn from consideration.

HARRY FOX, JR.  
SPECIAL  
EXCEPTION FOR  
SEVEN PENZA  
COURT

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Zoning Hearing Board to deny the Special Exception for Harry Fox, Jr. to convert a single family dwelling into a two family dwelling, because it does not meet the requirements.

Brian Linsenbach, Esquire, was representing Mr. Fox. Several residents from Penza Court were present to oppose the Special Except. They stated that this use does not meet their Homeowners Association or the Deed Restriction requirements for Bee Apple Hills.

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
JUNE 8, 2006  
Page 5 of 5**

MACRI CONCRETE SPECIAL EXCEPTION FOR 100 OLD YORK ROAD      It was moved by Commissioner Bates, seconded by Commissioner Fuss and carried to recommend to the Zoning Hearing Board to deny the Special Exception for Macri Concrete to erect a fence over eight feet (8') high at 100 Old York Road until there is a resolution on the outstanding issues.

Commissioners Perry and Hilbish voted no.

Charles Beckley, Esquire was representing Nick Macri.

SKETCH PLAN      Jim Strupe representing Cornerstone Development presented a Sketch Plan for the rest of the Quad parcels. There are 2 parcels, one between Gettysburg Pike and U.S. Route 15, and the other between U.S. Route 15 and Chestnut Grove Road. The parcel between Gettysburg Pike and U.S. Route 15 is complicated by steep slopes, streams, the power line ROW, and a cell tower. They are proposing several stream crossings and lots next to the Cell Tower.

PROPOSED ZONING ORDINANCE      Mark Hilson, Township Engineer is looking for any feedback or questions on the new proposed Zoning Ordinance. Replacement pages have been supplied to the Commissioners.

Commissioner Fuss stated he has a problem with the Mixed Use Zone 1 and Mixed Use Zone 2. Zone 1 is missing Townhouses, Apartments., and etc. Also he questioned why you need 25 acres to do a TND.

ADJOURNMENT      It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, and unanimously carried to adjourn the meeting at 9:03 p.m.

Respectfully submitted,

---

Faye L. Romberger, Secretary