

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
OCTOBER 9, 2006  
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ROLL CALL                      SUPERVISORS – Jeffrey Murphy, William Turner, Robert Schopfer, and Kevin Zinn

   ATTENDEES – Dianne Price, Faye Romberger, Mark Hilson, Steven Stine, Sam McKinney, Peggie Williams, Brad Remig, Todd Cook, George Wirt, Robert Schrift, Carrie Schrift, Brad Pealer, Catherine Pealer, Deana Weaver, and Doug Speck

CALL TO ORDER                Vice-Chairman Kevin Zinn called the regularly scheduled meeting 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.

REFINANCE  
G.O. BOND  
SERIES 2001                      Brad Remig representing RBC Capital Market addressed the Board as far as refinancing the G.O. Bond Series 2001. By refinancing the Township could save approximately \$25,000.00.

   It was moved by Supervisor Schopfer, seconded by Supervisor Turner, and unanimously carried to authorize the staff to move forward on refinancing the G.O. Bond Series 2001.

POLICE REPORT                Chief John Francis presented the Police Report for the month of September 2006.

EMERGENCY  
REPORTS                         Bob Watts presented the EMS Report for the 3<sup>rd</sup> Quarter of 2006.

   Todd Cook presented the Fire Report for the 3<sup>rd</sup> Quarter of 2006.

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APPROVAL OF  
THE MINUTES

It was moved by Supervisor Murphy, seconded by Supervisor Turner, and carried to approve the September 11, 2006 Board of Supervisors Meeting Minutes as submitted.

Supervisor Schopfer abstained from the vote, because he was absent.

No action was taken on the September 13, 2006 Board of Supervisors Joint Meeting Minutes, because there was not a quorum present to approve the minutes.

It was moved by Supervisor Schopfer, seconded by Supervisor Turner, and carried to approve the September 27, 2006 Board of Supervisor Special Meeting Minutes as submitted.

Supervisor Zinn abstained from the vote, because he was absent.

APPROVAL TO  
PAY THE BILLS

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to approve the payment of the bills up to and including October 9, 2006 in the amount of \$258,783.71.

PRELIMINARY  
PLANS FOR  
SOUTH MOUNTAIN  
COMMONS  
TIME EXTENSION

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to table and accept the time extension granted by the Developer to review the Preliminary Subdivision Plans for South Mountain Commons until January 10, 2007.

PRELIMINARY  
PLANS FOR  
ROSETTA VALLEY  
TIME EXTENSION

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to table and accept the time extension granted by the Developer to review the Preliminary Subdivision Plans for Rosetta Valley until December 31, 2006.

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PRELIMINARY/  
FINAL REVERSE  
SUBDIVISION  
AND LAND  
DEVELOPMENT  
PLANS FOR  
J. H. MYERS  
TRUSS FACILITY

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to grant the following waiver requests:

1. Section 708.d and 708.e – pertaining to Sidewalk and Curb Route 15;
2. Section 502.h – pertaining to Jurisdictional Determination of Wetlands by ACOE. – contingent upon the wetlands boundary stands as shown on the plan unless the Army Corps of Engineers or an Engineering Firm hired by the Township decides differently and the Developer will pay the fees;
3. Section 303 – pertaining to Filing Preliminary Plan;
4. Section 1202.e – pertaining to No disturbance of Slope Steeper than 15%;
5. Section 401.9C (SWMO) – pertaining to Slopes steeper than 3:1; and,
6. Section 401.2.A – pertaining to no increase in volume of Stormwater runoff from the 2 year 24 hour storm contingent upon the applicant provides a fee in lieu of constructing the infiltration facilities and the fee is agreeable to the Township Engineer.

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to conditionally approve the Preliminary/Final Reverse Subdivision and Land Development Plans for J.H. Myers Truss Facility contingent upon addressing the following comments in Mark Hilson's Memo dated September 05, 2006:

**SUBDIVISION AND LAND DEVELOPMENT**

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 water system extension agreement. (Section 602.e)

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PRELIMINARY/  
FINAL REVERSE  
SUBDIVISION  
AND LAND  
DEVELOPMENT  
PLANS FOR  
J. H. MYERS  
TRUSS FACILITY  
CONTINUES

5. Fund Township escrow account to cover construction inspection fees.
6. Provide approval of Franklin Township.
7. Provide Estimate of and establish financial security for improvements.
8. Provide recreation fee in lieu of dedication. (\$1,000.00/acre).
9. Provide detail of the water service crossing restoration per previous fax.
10. The spot grades provided show the road to be very slightly sloping. My concern is that the addition of curbing will cause puddles. Provide additional spot elevations, and/or design modifications to ensure positive drainage is maintained along the road.

FINAL PLANS FOR  
LARRY & BEVERLY  
EICHELBERGER

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to grant the following waiver requests:

1. Section 703.b.3, 708.d, 708.e, 715.f – pertaining to street width, sidewalk, curbs and street trees, along exiting streets contingent upon a note being added to plan stating “Roadway improvements (road widening, curbing, sidewalk, street trees and drainage improvements as a result of installing the curb) are required by Ordinance with any future subdivision or land development of lot 1. These roadway improvements shall extend to the property limits of both lot 1 and 2 shown hereon.” Also Lot 2 shall not be further subdivided except to increase the area of said lot 2.
2. Section 601.d – pertaining to Growing Greener Submission Requirements.

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FINAL PLANS FOR  
LARRY & BEVERLY  
EICHELBERGER  
CONTINUES

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to conditionally approve the Final Subdivision Plans for Larry and Beverly Eichelberger contingent upon addressing the following comments in Mark Hilson's Memo dated September 05, 2006:

**SUBDIVISION AND LAND DEVELOPMENT**

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. Provide estimate of and then establish financial security for public improvements (lot line monuments and markers, street trees, and recordation of deed).
3. Provide DEP acceptance of sewage planning.
4. Provide a fee in lieu of dedication of recreational area. (Section 706.c.3)
5. Provide deed of dedication in form acceptable to the Township for the dedicated rights-of-way.
6. If lot 1 were to be subdivided in the future, the required road improvements (specifically the sidewalk) will cause the grading to encroach on some of the recently planted pine trees. So, if the waiver conditions (see number 29) are acceptable a grading easement will have to be included on the plan. This could be a non-located easement created via a note on the plan. (The noted added to the plan states that an easement "will be required". While I concur that the easement will be required for the future construction, this plan must establish the easement.)

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FINAL PLANS FOR  
FRANCES FORTNEY

It was moved by Supervisor Schopfer, seconded by Supervisor Turner, and unanimously carried to grant the following waiver requests:

1. Section 601.d - pertaining to Growing Greener Submission Requirements;
2. Section 703.b.3, 708.d, 708.e, 715.f – pertaining to street width, sidewalk, curbs and street trees along existing streets contingent upon a fee in lieu of constructing the street width, sidewalk, curbs and street trees and the fee is agreeable to the Township Engineer.

It was moved by Supervisor Schopfer, seconded by Supervisor Turner, and unanimously carried to conditionally approve the Final Subdivision Plans for Francis Fortney contingent upon addressing the following comments in Mark Hilson's Memo dated September 13, 2006:

**SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE**

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. The Hydrogeologic report concludes 1.90 acres is the required lot area, net of all impervious. Since the lot spans the existing roadways (impervious), the plan must show a minimum lot and easement area equal to 1.90 acres plus the impervious areas within the lot and easement. (The easement may have to get slightly larger).
3. Provide a deed of dedication for the right-of-way. (The township will prepare the deed, if the applicant provides the description).
4. The site should provide and perpetually protect a secondary absorption area.
5. Provide the perc and probe test results shown on the plan.
6. The limitations associated with the septic effluent easement must be described on the plan.
7. The proposed subdivision creates an encroachment with the existing concrete pad.
8. Include metes and bounds on the drainage easement for exact location.

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RETTEW  
PROFESSIONAL  
SERVICES  
AGREEMENT

It was moved by Supervisor Murphy, seconded by Supervisor Turner, and unanimously carried to enter into a Professional Services Agreement with Rettew to use Gerald R. McClune for consulting services at the rate of \$125.00 per hour for calendar year 2006.

PRELIMINARY  
LAND  
DEVELOPMENT  
PLANS FOR  
SPRING LANE PARK  
TIME EXTENSION

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to table and accept the time extension granted by the Developer to review the Preliminary Land Development Plans for Spring Lane Park until December 12, 2006.

ROUND ABOUT OR  
TRAFFIC SIGNAL  
AT SPRING LANE  
ROAD AND  
GETTYSBURG PIKE

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to authorize the Township Engineer to move forward with the round about or the traffic signal at the intersection of Spring Lane Road and Gettysburg Pike for half of the construction cost.

TV MOUNTS  
ON BACK WALL

It was moved by Supervisor Turner, seconded by Supervisor Murphy, and unanimously carried to authorize the staff to mount a TV camera on the back wall to broadcast the meetings.

RESOLUTION  
2006-20  
WINDY HEIGHTS  
HOUSE NUMBERING  
SYSTEM

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to adopt Resolution 2006-20 setting the official house numbering system for Windy Heights Phase I as submitted.

ROAD SALT  
BID FOR  
2006-2007

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to award the West Shore Council of Government Road Salt Bid Results for 2006 – 2007 to American Roast Salt, LLC at the price of \$51.94 per ton delivered.

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WEST SHORE  
TAX BUREAU  
2007 BUDGET AND  
RESOLUTION  
2006-21

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to table West Shore Tax Bureau 2007 Budget and Resolution 2006-21 Designating the West Shore Tax Bureau as Carroll Township's collection agent, appointing an Income Tax Officer, and assigning the Representative and Alternate Representative to the Board of Directors of said Bureau until the November 6, 2006 meeting.

PUBLIC COMMENT

George Wirt – Junction Road – questioned if the Board heard anything about Berkshire Hills connection to the public sewer.

Deana Weaver – Dogwood Lane – questioned again about the 2006 Budget misc. line item for \$202,000.00. She presented a check in the amount of \$100.00 to cover a portion of the cost to copy the Open Invoices Report from 2002 to present.

Brad Pealer – Spring Lane Road – stated that the Board must ask for public comment first before voting on an item. He has some questions on South Mountain Commons. The plan was resubmitted on May 11, 2006. Are York County Planning Commission comments available? With the new zoning and the new location of the pump station he feels they should be required to make a new submittal for January 2007 and not grant any time extensions.

Mark Hilson – Township Engineer – questioned Steve Stine, Township Solicitor, about the steps for a conditional use application. Mr. Stine stated the hearing date must be advertised, there will be a court recorder present, the hearing will be ran like a courtroom, there will be a hearing officer, which will be him, the Board must render a written decision to the applicant within forty-five days after the last hearing before the Board, and the applicant has thirty days to appeal the decision.

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ADJOURNMENT

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary