

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS AND  
PLANNING COMMISSION  
JOINT WORK SESSION MINUTES  
SEPTEMBER 13, 2006  
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- ROLL CALL                    SUPERVISORS – Robert Faulkner, Robert Schopfer, and William Turner
- COMMISSIONERS – Roy Fuss, Perry Bates, Alexis Hilbish, and Sue Graham
- ATTENDEES – Dianne Price, Faye Romberger, Mark Hilson, Peggie Williams, Don Germeyer, Brad Pealer, Bill Irwin, Craig Bachik, Mark Powers, Jeffrey Powers, Deana Weaver, Charles Hannon, Doug Speck, Lynn Paxton, James Husic, Brett Paxton, and Chris Coulson
- CALL TO ORDER            Chairman Faulkner called the Joint Work Session of the Carroll Township Board of Supervisors and Carroll Township Planning Commission to order at 7:00 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
- INTRODUCTION            Chairman Faulkner stated tonight’s Work Session is to discuss the Public Comments received at the Carroll Township Planning Commission Public Meeting held on August 21, 2006 on the Proposed Zoning Ordinance 2006-178. The Supervisors and Commissioners will discuss these comments and make recommendations to be addressed at the Board of Supervisors Public Hearing scheduled for Wednesday, September 27, 2006 at 6:30 p.m. The following comments were made at the August 21, 2006 Public meeting.
- LOGAN DOWNS AREA      Mark Tetkoskie – 19 S. Alydar Blvd. – is concerned about the possible rezoning of the corner of Ore Bank Road and W. Siddonsburg Road and the future conditions of township roads.
- Scott Heatwole – 5 Ruffian Circle – is concerned about the possible rezoning of the corner of Ore Bank Road and W. Siddonsburg Road.
- Cindy Heasley – 3 Ruffian Circle – is concerned about the possible rezoning of the corner of Ore Bank Road and W. Siddonsburg Road to permit townhouses.

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LOGAN DOWNS  
AREA  
CONTINUES

Karena Rizzilli – 7 N. Alydar Blvd. - is concerned about the possible rezoning of the corner of Ore Bank Road and W. Siddonsburg Road to permit townhouses.

Ray Rizzilli – 7 N. Alydar Blvd. – is concerned about the well water in the area with the possible rezoning of the corner of Ore Bank Road and W. Siddonsburg Road to permit townhouses.

COMMENTS

The Board of Supervisors and Commissioners agreed that this area should stay as single family dwellings as proposed.

CARROLL MANOR  
AREA

Charles Hannon – 30 Carroll Drive – is concerned about the mandatory sewer connections. He gave a brief summary of what it would cost to connect to the sewer and the quarterly billing costs.

David Bush – 37 Carroll Drive – is concerned that Carroll Manor is zoned RS-2. This zoning will allow townhouses. The road structure will not handle more volume of traffic. Requested that this area be zoned RS-1 to prevent townhouses.

Alan Miller – 712 W. Siddonsburg Road - is concerned that Carroll Manor is zoned RS-2. This zoning will allow townhouses. Requested that this area be zoned RS-1 to prevent townhouses. He also questioned what is the difference between a Special Exception and a Conditional Use.

COMMENTS

The Board of Supervisors and Commissioners agreed that this area between Carroll Manor and Chestnut Grove Road should be rezoned to RS-1 instead of RS-2 and should be further discussed at the Public Hearing. They also explained that public water and sewer is only required for future developments.

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FARMING ISSUES

Rich Gensler – 75 Chestnut Grove Road – questioned the continuation of farming in the RS-1 Zone.

Herb Bomberger – 130 Stoney Run Road – commended the Planning Commission Members for their hard work on the Proposed Zoning Ordinance. He is looking at the Commissioners for help for the future farmers. He would really like the Township to look into the AG security zone to promote farming. Mr. Bomberger was told by York County if Carroll Township did not have enough farmers willing to go into AG security we could work with Franklin Township. He would also like the Township to take a look at our township roads and create at least a 20 year study.

Brad Pealer – 90 Spring Lane Road – would like the Township to give the family farmer a break.

COMMENTS

Agriculture is a permitted use in the Agricultural-Conservation Zone (AC), Residential Agriculture Zone (RA), Residential Suburban 1 Zone (RS-1), and the Residential Suburban 2 Zone (RS-2). Not all of the permitted uses were printed in the Newsletter.

Commissioner Fuss talked about the AG security zone and asked the Board of Supervisors help to create one. Supervisor Turner and Mark Hilson offered to work with Mr. Bomberger.

U.S. RT. 15  
AREA

Bill Wessels – 811 U.S. Rt. 15 North – is requesting again that his property behind U.S. Rt. 15 North be zoned Commercial Highway instead of Mixed Used. He previously requested zoning at Creek Road property be changed to allow a Personal Care Facility.

COMMENTS

The Board of Supervisors and Commissioners feel that Creek Road would not support the traffic to change the zone to allow a Personal Care Facility. Also the intersection of Creek Road and Williams Grove Road is in Cumberland County. They also feel that Mr. Wessels property along U.S. Rt. 15 should not be addressed now.

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- RANGE END ROAD AREA      Lynn Paxton – 425 Range End Road – is concerned about the zoning changes make these properties non-conforming and now need special exceptions to expand the businesses. He wants his property to stay commercial.
- COMMENTS      The Board of Supervisors and Commissioners feel if we change this area to Commercial Highway Zone (CH) they would have to look for an area to move the Mixed Used 2 Zone (MU-2), and this should be further discussed at the Public Hearing.
- Supervisor Schopfer feels that Commercial Highway (CH) should be along U.S. Rt. 15, but Franklin Township did not want CH up to their borders.
- Mark Hilson stated we are currently looking at changing the western side of Range End Road to Mixed Used 2 Zone (MU-2) approximately one lot deep, because of the current business on that side.
- OLD YORK ROAD AREA      Duane Stine – 54 Old York Road - is concerned about the zoning changes make these properties non-conforming and now need special exceptions to expand the businesses and make his property less valuable.
- COMMENTS      The Board of Supervisors and Commissioners agreed that this area can not be zoned to accommodate an Apartment-Office. It would be spot zoning. It would have to be a nonconforming use.
- CAMP GROUND ROAD AREA      Bryan Campbell – 209 and 211 Camp Ground Road – wanted to know if his variance would stay in effect with the new zoning.
- COMMENTS      The Board of Supervisors and Commissioners stated yes that the variance will stay in effect and will follow the property.

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- GETTYSBURG ROAD AREA Paul Freda – 1144 Gettysburg Pike – stated they currently have a horse, but their daughter is going to college and they are going to sell the horse. In four years if they want to have another horse would they able to do that in RS-2 district.
- COMMENTS The Board of Supervisors and Commissioners would like to allow horses in the RS-2 Zone, but do not know how to allow it at this time with the different lot sizes.
- HARTMAN LANE AREA William Irwin – 50 Hartman Lane – his property is split zoned and he wants it to follow the property lines.
- COMMENTS The Board of Supervisors and Commissioners stated they would like to follow property lines. The other problem is this property is also split by the growth boundary. We would have to amend the Comprehensive Plan before we can change the zoning to Residential Suburban 3 Zone (RS-3).
- LOGAN ROAD AREA Ron Lucas – 17 N. 2<sup>nd</sup> Street, Harrisburg – representing Powers Homes – Powers Homes owns property along Logan Road. Two years ago they were proposing a TND for this property. The new proposed zoning will not allow TNDs. Mr. Lucas distributed a text amendment to permit TNDs in Commercial Highway and RS-2 Zones within 1,500 feet of U.S. Rt. 15.
- COMMENTS The Board of Supervisors and Commissioners feel there is no resolution at this time. Mark Hilson feels that RS-2 Zone will not handle a TND.
- DOGWOOD LANE Deana Weaver – 47 Dogwood Lane – discussed the Comprehensive Plan and York County Planning Commission comments on this plan.
- COMMENTS No comments were made.

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LETTERS  
RECEIVED

David Lavertue – Shillito Oil – wants the Commercial to extend out to Williams Grove Road. Now is zoned Neighbor Commercial.

Gregory Reed, Esquire – representing Michaela Sterner – wants the Commercial to extend out to Williams Grove Road. Now is zoned Neighbor Commercial.

COMMENTS

The Board of Supervisors and Commissioners feel this area can not be commercial, because there is no public sewer or water available to this area.

ADDITIONAL  
LETTERS  
RECEIVED AFTER  
PUBLIC MEETING

James Catrickes owns property at the corner of Gettysburg Street and Golf Course Road. Mr. Catrickes wants his property to stay Commercial Highway instead of the Mixed Used 1 Zone so he can build a restaurant.

COMMENTS

Supervisor Schopfer stated that is was changed at the request of Dillsburg Borough.

Sheldon Williams – Dillsburg Area Authority – is concerned about the future expansion of the WWTP as a non-conforming use.

COMMENTS

The Board of Supervisors and Commissioners feel that there should be language added to the Zoning Ordinance to allow current WWTP to expand in a Flood Plain by a Conditional Use and this should be discussed at the Public Hearing.

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COMMISSIONERS  
COMMENTS

Commissioner Bates is concerned about the current building rights and would they change. He also stated the original Comprehensive Plan participants were Franklinton Borough, Franklin Township, Dillsburg Borough, Carroll Township, and Monaghan Township. The Comprehensive Plan was not signed by all original plan participants, why are we doing the zoning ordinance now. He also feels the Planning Commission should be closer to the information and having one meeting a month is not enough. The Planning Commission should have their own Work Session before the Planning Commission Meeting.

Commissioner Fuss feels we should listen to the landowners concerns. He feels that Bill Wessels request should be honored, because the Mixed Use Zone doesn't fit and should be Commercial Highway. He stated the Apartment-Office should not be taken away from property owners. The owners lost the apartments and townhouses. TND requires 25 acres. If you don't have 25 acres you can't have townhouses or TNDs. Everything in the ordinance is in percentages. Mixed Use 1 Zone (MU-1) should include apartments and townhouses as a permitted use not as a conditional use. It is wrong. The MU-1 Zone is not to the Comprehensive Plan. The plan provides for a full range of uses and they should be permitted uses not as conditional use.

Commissioner Hilbish feels the Board of Supervisors should set a time schedule to adopt the Ordinance and when the amendments will be done.

Commissioner Graham is concerned about the density and the current infrastructure that is proposed with this Ordinance.

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ADJOURNMENT

It was moved by Supervisor Faulkner, seconded by Commissioner Schopfer, and unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary