

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 14, 2006
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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 Andrews, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Subdivision Plans for South Mountain Commons unless an extension is granted by the developer and accepted by the Board before October 31, 2006.

Tom Raspenberger, GTS Technologies, did a Stormwater presentation for the South Mountain Commons.

PRELIMINARY
PLANS FOR
MYERS NURSERY

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and unanimously carried to table the review of the Preliminary Subdivision Plans for Myers Nursery until the October 12, 2006 Planning Commission Meeting.

PRELIMINARY
PLANS FOR
ROSETTA VALLEY

It was moved by Commissioner Andrews, 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 by the developer and accepted by the Board before October 17, 2006.

PRELIMINARY
LAND
DEVELOPMENT
PLANS FOR
J.H. MYERS TRUSS

It was moved by Commissioner Andrews, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.d and 708.e pertaining to Sidewalk and Curb Route 15.

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PRELIMINARY
LAND
DEVELOPMENT
PLANS FOR
J.H. MYERS TRUSS
CONTINUES

It was moved by Commissioner Hilbish, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests:

1. Section 303 – pertaining to Filling Preliminary Plan
2. Section 1202.e – pertaining to No disturbance of Slope Steeper than 15%
3. Section 401.9.C (SWMO) – pertaining to Slopes steeper than 3:1
4. Section 401.2.A – pertaining to No increase in volume of Stormwater, runoff from the 2 year 24 hour storm

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Land Development Plans for J.H. Myers Truss Facility contingent upon addressing the following comments in Mark Hilson's Memo dated September 05, 2006:

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)
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 rec 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.

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PLANS FOR
J.H. MYERS TRUSS
CONTINUES

11. Provide Jurisdictional Determination of Wetlands by ACOE. (Section 502.h) Since ACOE are not delineating the wetlands at this time, it is recommended that the Township appoint an Engineering firm or ACOE to do the Jurisdictional Determination of Wetlands for this property and the applicant will pay the expense.

Commissioner Graham voted no.

FINAL PLANS FOR
LARRY & BEVERLY
EICHELBERGER

It was moved by Commissioner Hilbish, seconded by Commissioner Fuss, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests:

1. Sections 703.b.3, 708.d, 708.e, 715.f – pertaining to Street width, Sidewalk, Curbs, and Street Trees. 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.

It was moved by Commissioner Fuss, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors 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:

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.

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FINAL PLANS FOR
LARRY & BEVERLY
EICHELBERGER
CONTINUES

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.)

PRELIMINARY
PLANS FOR
THE HESS FARM

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Preliminary Subdivision Plans for the Hess Farm until the October 12, 2006 Planning Commission Meeting.

FINAL PLANS
FOR MYHRE

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to table the review of the Final Subdivision Plans for Myhre until the October 12, 2006 Planning Commission Meeting.

FINAL PLANS FOR
FRANCES FORTNEY

It was moved by Commissioner Graham, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 601.d – pertaining to Growing Greener Submission Requirement.

It was moved by Commissioner Bates, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Sections 703.b.3, 708.e, 715.f – pertaining to Street width, Sidewalk, Curbs, and Street Trees contingent upon a fee in lieu of to be calculated by the applicant and approved by the Township Engineer.

It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Francis Fortney contingent upon

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FINAL PLANS FOR
FRANCES FORTNEY
CONTINUES

addressing the following comments in Mark Hilson's Memo dated September 13, 2006:

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. The Hydrogeologic report concludes 1.0 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-o-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.

CONDITIONAL USE
APPLICATIONS

The Commissioners received two Conditional Use Applications to be addressed at their October 12, 2006 meeting. The applications are for:

1. The McNaughton Company – The Townes at Somerton Glen off Mountain Road.
2. Pollard and Company, Inc. – Townhouses off Mountain Road.

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PUBLIC COMMENT

Deana Weaver – 47 Dogwood Lane – is concerned about existing detention pond for Mountain Crest. This pond is in violation and continues to be in violation with York County Conservation District. This pond is now being proposed to be used for the Hess Farm Subdivision. This pond needs to come into compliance with YCCD, before anymore water is put into it. Mrs. Weaver supplied pictures of the detention pond, and the drainage problem that runs off Camp Ground Road down along the back of properties off Dogwood Lane.

Brad Pealer – 90 Spring Lane Road – thanked the Planning Commission for a job well done on the proposed new Zoning Ordinance.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Fuss, and unanimously carried to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary