

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 9, 2007
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PRELIMINARY
PLANS FOR THE
HESS FARM

It was moved by Commissioner Taylor, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for Section 708.e pertaining to Curbs.

It was moved by Commissioner Hipp, seconded by Commissioner Faulkner, and unanimously carried to recommend to the Board of Supervisors to conditionally grant the waiver request for Section 401.2.A pertaining to no increase in volume of stormwater released from the site for a 2-year storm contingent upon that the applicant pay a fee in lieu of constructing the infiltration facility. Said fee shall be determined by the engineer's estimate of the probable cost of the infiltration facilities, and approved by the Township Engineer.

It was moved by Commissioner Hilbish, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision Plans for the Hess Farm contingent upon addressing all the following comments in Mark Hilson's Memo dated August 8, 2007:

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates and signature blocks must be signed and sealed. (Section 501.c (5) (c).
2. Provide approval from YCCD for the E&SC plan. (Section 502.b and SWMO Section 303.1.E and 303.1.F(3)) Also, provide an approved NPDES permit and show all PCSWM (Post Construction Stormwater Management) plan requirements. (Section 502.b and 502.e and SWMO Section 303.1.G and Section 401.5 and 401.8) Continue to provide updated E&SC plans for review. Additional E&SC plan comments may be forwarded with Final Plan review.
3. Provide a copy of the complete planning module. The developer is notified that the time line for action on the planning module will not begin until the module is administratively complete. (Section 502.a. (1)).

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4. Provide a copy of the sewer and water feasibility studies and a letter of approval from the Dillsburg Area Authority. (Section 502.a (2))
5. The traffic impact study shows an impact at Spring Lane Road, Campground Rd and 74 intersections. A signal is needed at this intersection. The applicant should pay a fee in accordance with their proportionate impact towards the cost of the signal.
6. Provide draft H.O.A. document. Response is acknowledged, however, the final H.O.A. is required for final plan approval. During preliminary plan a draft H.O.A. is required. It is understood that the draft H.O.A. is not a final document and will not have all of the specifics of ownership and maintenance worked out.
7. The response letter calls out the full-width wearing course overlay but this is not reflected on the cost opinion; please revise.
8. The existing and dedicated right-of-way shall be shown and dimensioned on the plan. (Section 501.c.4(m))
9. Driveways shall be a minimum of 10' from hydrants and catch basins. (Lots 3 & 9) (Section 708.c.11) Also, driveways shall not be within 3' of a property line. (Lot 6) (Section 708.c.13)

STORMWATER

10. The developer shall submit a detailed geological evaluation of the project site to determine the potential for groundwater contamination and sinkhole formation. The information of Appendix B is useful for the infiltration, but is not a geologic evaluation. (Section 401.5.I.1).
11. Construction details and dimensions must be provided for the zero reveal curb. The response letter stated full-depth curb will be used but this is not called out on the detail.
12. The Mountain Crest spillway width is inconsistent on the grading plan and on the spillway detail drawing; please revise.

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13. Dewatering calculation must be submitted for the revised Mountain Crest Estates pond showing that the 1-year storm is released over a minimum of 24 hours from the peak.

Brad Pealer – Spring Lane Road- questioned the Homeowners Association. He also questioned the removal of the townhouses and less lots. This plan should be resubmitted because these are substantial changes to the original plan.

PRELIMINARY
PLANS FOR
STONEY HOLLOW
WITHDRAWN

Mark Hilson, P.E., Township Engineer, stated that the Preliminary Subdivision Plan for Stoney Hollow was withdrawn today by Chris Hoover, Hoover Engineering.

PRELIMINARY
PLANS FOR
VILLAGE AT
SOUTH MOUNTAIN

It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Preliminary Subdivision Plans for Village at South Mountain until the September 13, 2007 Planning Commission Meeting.

COMPREHENSIVE
PLAN UPDATE

Dianne Price just wanted to remind the Commissioners of the Joint Planning Commission Meeting on Monday, August 20, 2007 at 7:00 p.m. here at the Carroll Township Municipal Building.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Hipp, and unanimously carried to adjourn the meeting at 7:29 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary