

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 14, 2007
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PRELIMINARY
PLANS FOR THE
VILLAGE AT
SOUTH MOUNTAIN

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Subdivision Plans for Village at South Mountain unless an extension of time is granted by the Developer and accepted by the Board of Supervisor before July 31, 2007.

Brad Pealer questioned the amount of proposed units for this development.

FINAL PLANS
FOR SHEETZ

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision and Land Development Plans for Sheetz contingent upon addressing all of the following comments in Mark Hilson's Memo dated June 4, 2007:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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 provide approval of PCSWM plans.
4. Provide a copy of the sewer and water feasibility studies and a letter of approval from the Dillsburg Area Authority. (A connection permit would satisfy this requirement, should the project go directly to that step due to its small sewage flows). (Section 502.a(2)) Also, provide DAA approval of the existing sewer easement abandonment, and the grading work within the existing right-of-way(s).
5. Provide PennDOT HOP plans for review, and provide HOP.
6. Pay fee in lieu of construction of intersection improvements in the amount of \$10,000. Also, establish and pay fee in lieu of sidewalk per preliminary plan conditional approval.
7. Fund the escrow account for construction inspection.

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FINAL PLANS
FOR SHEETZ

8. Provide executed stormwater and landscaping maintenance agreement in form and content acceptable to the Township Solicitor.
9. Provide estimate of and establish financial security to guarantee public improvements. If using a Bond for said financial security, it shall include Township's standard Bond Addendum.
10. Revise the striping according to reflect the attached markup from Grove Miller Engineering.
11. The plan must note where parking will be provided for construction employees and that the construction workers must use the designated area. The area must be a stabilized surface such as stone or existing pavement. The adequacy of the number must be confirmed with the contractor prior to start of construction.
12. Provide a stone (or existing pavement) laydown pad for delivery of materials used for the building construction, and include the pad in the construction sequence. (Stone pad is acceptable, but it must be connected to the RCE with stone.)
13. The E&SC plan shall provide a physical barrier (super silt fence) preventing access to Old Mill Rd except at the RCE location. The plan must note that no dirt, sediment, mud or other debris shall be tracked or deposited on Old Mill Road. Any dirt, sediment, or other debris must be swept immediately. Note that the Township through the Township Engineer may require additional erosion controls during construction.

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FINAL PLANS FOR
MOUNTAIN CREST
PHASE 2B

It was moved by Commissioner Faulkner, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Mountain Crest Phase 2B contingent upon addressing all the following comments in Mark Hilson's Memo dated June 14, 2007:

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. Establish financial security for public improvements or direct Township to include the few public improvement items into the already established financial security for Phase 2A.
3. The plan should reflect the grading that has occurred on the lots as the existing contours. Response is acknowledged, however we were trying to determine if the existing swale was proposed to be regraded. In any event the grading of the swale will have to be surveyed prior to final release of financial security and dedication of the roadway.
4. Since the preliminary plan approval is older than 5 years, the Township could review and presumably approve the subdivision plan based on the preliminary plan approval, or the Township could impose the current Ordinances on the property. Since the zoning of this tract has changed the subdivision of these last 5 lots would not be possible without a Variance (the minimum lot size is now 2 Acres). Since the current proposal is consistent with the approved preliminary plan, and it was always anticipated that the area would be 5 lots (i.e. sewer laterals, water services have all been constructed to the right of way line for each lot), it seems reasonable to process the plan as submitted.
5. The applicant has offered to plant street trees of a variety and at a location satisfactory to the Township. (Street trees were not required when the preliminary plan for this development was approved.)

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FINAL PLANS FOR
MOUNTAIN CREST
PHASE 2B

STORMWATER

6. Swale and slope stabilization methods must be shown on the plan.
7. Calculations must be provided for the proposed drainage swale. (401.6.O(1))

Brad Pealer questioned the E&S Plan for this development. Would the Developer have to submit a new E&S Plan for this Phase since the Preliminary Plan is over five years old or is he using the prior E&S Plan that was approved with the Preliminary Plan?

FINAL PLANS FOR
MICHAEL BARLOW

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisor to grant the following waiver requests for the Final Subdivision Plans for Michael Barlow:

1. Section 501.b and 601.d pertaining to Growing Greener Submission Requirements
2. Section 703.b.3 pertaining to Street width
3. Section 708.d pertaining to Sidewalks
4. Section 708.e pertaining to Curbs
5. Section 715.f pertaining to location of Street Trees along existing streets.

It was moved by Commissioner Faulkner, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Michael Barlow contingent upon addressing all of the following comments in Mark Hilson's Memo dated June 11, 2007:

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FINAL PLANS FOR
MICHAEL BARLOW

***SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE***

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6).
2. Fill in the date of action on the requested waivers.
3. Provide a legal description for the dedicated right-of-way. (The township will prepare the deed for applicant's signature after the legal description is received.)
4. Provide financial security for property corners and driveway removal, or complete work prior to recordation.
5. Label Spring Road and Locust Lane.
6. Contour labels appear to be missing from the plan.
7. Notes 5 and 6 should be revised to state that no construction is proposed with this plan other than the removal of a portion of the existing driveway.

ZONING ORDINANCE

8. The creation of the lot line through the existing driveway creates a joint use driveway, and creates a driveway within 3' of a property line. The existing driveway must be removed from lot 2, and removed from within 3' of the proposed property line.

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FINAL LAND
DEVELOPMENT
PLANS FOR
CARROLL VILLAGE,
PHI, STAGE 1C

It was moved by Commissioner Graham, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Land Development Plans for Carroll Village 1C contingent upon addressing all of the following comments in Mark Hilson's Memo dated May 25, 2007:

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates and signature blocks must be signed and sealed.
2. Provide a fee in lieu of dedication of recreational facilities.
3. Fund the escrow account for construction inspection.
4. Confirm that fee in lieu of improvements previously paid relating to waiver of stormwater infiltration included stage 1c
5. Provide water and sewer extension agreements executed by DAA.
6. Provide an estimate of and establish financial security for guarantee of improvements. If using a Bond for said financial security, it shall include Township's standard Bond Addendum.
7. Confirm that the document previously recorded with Stage 1a sets forth the operation and maintenance requirements and responsibilities for the stormwater, landscaping, and street lights in accordance with Township Requirements for Stage 1c, or revise and re-record the document.
8. The construction of this plan will require closure of Tristan Drive. The closure must include advance notice to the businesses along Tristan Drive and to emergency responders. It is in the Township's interest to have Tristan Drive closed for as short a period as possible. Therefore, I recommend the Township establish a deadline for re-opening of the road, which should be established based on a schedule provided by the applicant. Construction must be phased such that Trinity Drive East and Westminster Drive are paved and open to public traffic, prior to closure of Tristan Drive.

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CARROLL VILLAGE,
PHI, STAGE 1C

9. The plan must note where parking will be provided for construction employees and that the construction workers must use the designated area. Approximately 30 spaces were needed with the construction of Shartner House. The adequacy of this number must be confirmed with the contractor. It appears Trinity Drive west could be used for this purpose (about 12 spaces), and the southern Pinnacle lot (18 spaces). The parking area currently used off of Gettysburg Pike must be closed off.
10. The parking and curbing at the rear of building 3.4 has been shifted north. This causes a misalignment with the access drive between buildings 2 and 3.4. The parking and curb line must be revised to align the travel lanes through the intersection. Also, provide pavement markings for crosswalks and provide stop signs in this area.
11. The cover sheet still lists a proposed use as a Library.
12. The building areas and dimensions must be shown.
13. Provide architectural elevations of each building wall in accordance with Ordinance Standards.
14. Since PHI has acquired additional property since the original sketch plan was created, a revised sketch plan for the remainder of the project was completed. The Planning Commission and BOS should review the revised sketch plan. It appears that the revised sketch plan meets the standards of the TND Ordinance Section. However some additional information, such as the number of each type of residential unit proposed, and a revised area of the rec center that includes the area of the pool, is needed to verify compliance with the mixture of use requirements. Also, the timing of the Civic/Institutional improvements should be noted.

Brad Pealer questioned how many acres were acquired from the Warner tract of land? Mr. Pealer feels the stormwater and traffic should be redone since PHI has acquired more land from the Church and Warner's.

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ZONING MAP/
COMP. PLAN
REVISIONS

The Commissioners recommended to the Board of Supervisors to forward the proposed Zoning Map/Comprehensive Plan Revisions to York County Planning Commission for review and comments.

ADJOURNMENT

It was moved by Commissioner Hipp, seconded by Commissioner Bates, and unanimously carried to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary