

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 10, 2007
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PRELIMINARY/
FINAL PLANS FOR
ANDERSON-SMITH
TRACT

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 for the Preliminary/Final Subdivision Plans for the Anderson-Smith Tract:

1. Section 601.d pertaining to Growing Greener Submission Requirements,
2. Section 708.d pertaining to Sidewalk,
3. Section 708.e pertaining to Curbs,
4. Section 715 pertaining to street trees along existing streets,
5. Section 502.H pertaining to Wetland Jurisdictional Determination.

It was moved by Commissioner Hilbish, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Subdivision Plans for the Anderson-Smith Tract contingent upon addressing all the following comments in Mark Hilson's Memo dated May 4, 2007:

***SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE***

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. List all requested waivers on the cover sheet, and indicate the date of action.
3. Set all required monumentation, or provide financial security to guarantee the placement thereof.
4. Provide DEP acceptance of non-building waiver of sewage planning, or document that sewage planning is not required by DEP.

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5. Tie the dedicated right-of-way line into the existing right-of-way line and clearly label each. (Each must be labeled consistently, and the tie along Gettysburg Pike on the Northern boundary won't be an even amount.)
6. The road right-of-way on Parcel B is not shown correctly. (The existing Legal right-of-way of Spring Lane Road must be shown.)
7. Verify the adjacent property owners' boundaries (South Mountain Commons)

STORMWATER MANAGEMENT ORDINANCE

8. Label the drainage easement on the plan.

PRELIMINARY
PLANS FOR
SHEETZ

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 703.2 pertaining to 800' offset for intersections from an Arterial road (U.S. 15). Since the Access Drive on Old Mill Road is located as far away from US 15 as possible, and since it aligns with the existing Wendy's Access Drive, the Township Engineer recommends granting this waiver request.

It was moved by Commissioner Andrews, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally grant the waiver request for Section 715.f pertaining to Street Trees along U.S. Rt. 15. Since U.S. 15 is not a desirable location for street trees, and since this requirement has been waived in the past, the Township Engineer recommends granting this waiver request with the condition that the required trees are planted elsewhere within Carroll Township.

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PRELIMINARY
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SHEETZ
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It was moved by Commissioner Hilbish, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.f.B.2 & 8 pertaining to Maximum site lighting of one (1) foot candle on adjoining roads and five (5) foot candles on the site. Refer to Zoning Ordinance comment.

It was moved by Commissioner Graham, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 501.c(3) pertaining to Preliminary Resource Impact and Conservation Plan. Since the site is the redevelopment of an existing site and since the site area within the Township is small, the Township Engineer recommends granting the waiver request.

It was moved by Commissioner Bates, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally grant the waiver request for SWMO Section 401.2.A pertaining to No increase in volume of stormwater released from site for a 2-year storm. The applicant has demonstrated through on site testing and through preparation of a detailed geotechnical report that infiltration of stormwater is not desirable due to the potential to form sinkholes in the carbonate geology. The Township Engineer is recommending the waiver be granted with the condition that the applicant pay a fee in lieu of constructing the infiltration facility. Said fee shall be determined by engineer's estimate of the probable cost of the infiltration facilities, and approved by the Township Engineer.

It was moved by Commissioner Graham, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision/Land Development Plans for Sheetz contingent upon addressing all of following comments in Mark Hilson's Memo dated May 9, 2007:

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PRELIMINARY
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***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 and provide it to the Township for review. (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.
6. Show the northerly curb line of Old Mill Road and the existing features in the area of the intersection. The Township has had a past practice of requiring right turn lanes (in this case along US 15 onto Old Mill Road) for similar circumstances. In this case there is a safety concern that vehicles must make the right turn onto Old Mill from the travel lane of US 15. Provide the right turn lane design as part of this plan. Sheetz has offered a fee in lieu of construction in the amount of \$10,000.
7. The curb line south of the site should align with the right turn lane curb line and shift the curb island toward the site. Response is acknowledged, however it is more desirable to have vehicles exit the driveway without pulling directly into the US 15 through lanes. (Comment Revised)

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8. The plan should show the proposed pavement markings on Old Mill Rd depicting dedicated left turn lanes to the site access drive and Wendy's access drive. It doesn't make sense to do a shared center turn lane since the lane doesn't extend to the next left turn west of the proposed driveway entrance. If a shared center turn lane is required due to PennDOT requirements, or other definitive engineering standards, then the shared turn lane must extend to the next driveway. Provide additional striping to extend the shared center lane to Lobar access drive or otherwise revise the striping to satisfy the Township Engineer.

ZONING ORDINANCE

9. We continue to work with the applicant in revising Ordinance requirements for gas station canopy lighting. It is anticipated that the plan will comply or be able to comply once the Ordinance revisions are complete. We have received YCPC comments; the BOS has set Monday May 14, as the Public Hearing for the proposed Ordinance.

STORMWATER MANAGEMENT ORDINANCE

10. As-built plans (prepared by a licensed surveyor) must be submitted to ensure that facilities will operate as designed. (This is typically noted on the plans)(Section 401.9.H)
11. The slope of pipe from inlet I-6 to I-5 appears to be incorrect on the profile, sheet 10, according to the inverts shown. The invert in of inlet I-5 is inconsistent on the profile and the stormwater management report. (Comment Revised)

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It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to waive Section 501 of the Carroll Township Subdivision and Land Development Ordinance pertaining to a minimum of ten (10) days shall elapse between review by the Planning Commission and consideration by the Board of Supervisors unless otherwise directed by the Board submittal for the Preliminary Subdivision/Land Development Plans for Sheetz.

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 June 14, 2007 Planning Commission Meeting.

FINAL PLANS FOR
MOUNTAIN CREST
ESTATES PHASE 2B

It was moved by Commissioner Graham, seconded by Commissioner Bates, and unanimously carried to table the review of the Final Subdivision Plans for Mountain Crest Estates Phase 2B until the June 14, 2007 Planning Commission Meeting.

AGRICULTURAL
SECURITY AREA
(ASA)

It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to create and approve the proposed Agricultural Security Area (ASA).

ZONING MAP/COMP
PLAN REVISIONS

Mark Hilson informed the Commissioners that the Township is starting to make revisions to the Zoning Map/Comp Plan. The areas being looked at are West Side of Range End Road, Hartman Lane, Carroll Manor and Chestnut Grove Road.

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ADJOURNMENT

It was moved by Commissioner Hipp, seconded by Commissioner Andrews, and unanimously carried to adjourn the meeting at 7:26 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary