

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 13, 2007
Page 1 of 4**

ROLL CALL	COMMISSIONERS – Ed Andrews, Perry Bates, Robert Faulkner, and Calvin Hipp ATTENDEES – Dianne Price, Faye Romberger, Mark Hilson, Brad Pealer, Ron Lucas, Don Germeyer, Greg Bachik, Bryan Campbell, Melissa Barlow, and Michael Barlow
CALL TO ORDER	Chairman Perry Bates called the regularly scheduled meeting of the Carroll Township Planning Commission to order at 6:30 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
PUBLIC COMMENT	Chairman Bates called for public comment. There were no comments at this time.
APPROVAL OF AUGUST 9, 2007 MINUTES	It was moved by Commissioner Andrew, seconded by Commissioner Hipp, and unanimously carried to approve the August 9, 2007 Planning Commission Meeting Minutes as submitted.
PRELIMINARY PLANS FOR VILLAGE AT SOUTH MOUNTAIN	It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, 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 October 31, 2007.
FINAL PLANS FOR MICHAEL AND MELISSA BARLOW	It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 501.b and 601.d pertaining to Growing Greener Submission Requirements. Because of the small size of the property, and since the area proposed for construction of a new house is currently a lawn and yard area, it is recommended granting the waiver request.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 13, 2007
Page 2 of 4**

FINAL PLANS FOR
MICHAEL AND
MELISSA BARLOW
CONTINUES

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to conditionally grant the waiver request for Section 703.b.3, 708.d, 708.e, pertaining to Street width, Sidewalk, and Curbs along existing streets. The applicant points out in the waiver request that curbs and sidewalks are not in the vicinity. However, we do now know that the 30 acre parcel currently farmed on the corner of Chestnut Grove Rd and Carroll Drive was purchased by a developer. Also the parcel across the street is owned by the church and will likely be developed. When these parcels are developed, curb and sidewalk will likely be required. In similar situations the Township has accepted a fee in lieu of the improvements; however those situations were located in more rural zones. If the Township is inclined to waive the requirement, then the following conditions are recommend:

1. The applicant pay a fee in lieu of constructing the improvements based on engineers estimate of the value of the widening.
2. Access to the lot be restricted to the rock construction entrance through the use of silt fence to help prevent damage to the recently paved edge of road.

It was moved by Commissioner Andrews, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for Section 715.f pertaining to Street Trees. It appears that trees that exist directly in front of the existing house negate the need for additional trees in that area. However, street trees do not exist along the front of lot 2. The Township removed one tree with the pipe replacement project and will replace that tree; however the remaining street trees should be planted according to the Ordinance. And the plan should add the requisite landscaping notes and details. It is recommended **denial** of the waiver request.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 13, 2007
Page 3 of 4**

FINAL PLANS FOR
MICHAEL AND
MELISSA BARLOW
CONTINUES

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 Plans for Michael J. and Melissa Z. Barlow contingent upon addressing all of the following comments in Mark Hilson's Memo dated September 5, 2007:

**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 DAA approval for the sewer lateral construction.
4. Provide financial security for property corners and landscaping, or complete work prior to recordation.
5. Provide proof of recordation of the dedicated right-of-way, and note the recordation information of the right-of-way on the plan.
6. The plan must note that the required minimum sight distance is 200 feet. (Section 703.d) And a check of the sight distance has shown that 165 feet is available looking left. It appears sight distance would be achieved if the driveway was relocated opposite Spring Road. If this driveway relocation is done, I would recommend a waiver to the RBZ, Zone 2 requirements to allow the driveway once requested.

ZONING ORDINANCE

7. Add the condition of the Zoning Variance to the cover sheet.
8. Pave the driveway aprons within the dedicated right-of-Way

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 13, 2007
Page 4 of 4**

FINAL PLANS FOR
THE ENCK
PROPERTY

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to table the review of the Final Subdivision Plans for the Enck Property until the October 11, 2007 Planning Commission Meeting.

ORDINANCE
2007-183
AMENDING THE
ZONING ORDINANCE
AND ZONING MAP

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to adopt Ordinance Number 2007-183 an Ordinance amending, changing, and modifying the Carroll Township Zoning Ordinance Number 2006-178 by providing for and establishing regulations and by amending, changing and modifying the Zoning Map.

ADJOURNMENT

It was moved by Commissioner Andrews, seconded by Commissioner Faulkner, and unanimously carried to adjourn the meeting at 7:46 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary