

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 2 of 12**

UPDATE ON
ANIMAL CONTROL
SERVICES

Chief Francis stated that he is working on hiring a new Dog Officer. He is looking into Kohler Animal Control Services. Mr. Kohler is currently the Dog Officer for Monaghan Township. Chief Francis stated the contract with Mr. Kohler will be different than what we had before. Mr. Kohler charges mileage from porthole to porthole and there is a retention fee instead of a per dog fee. Also, Chief Francis informed the Board that the West Shore Animal Shelter is no longer in business. We will either have to take the animals to the East Shore Animal Shelter in Harrisburg or to SPCA in York. Chief Francis is looking at SPCA, because that is where Mr. Kohler takes all of his animals. Chief Francis will present all the former contracts at the October 8, 2007 Board of Supervisors meeting.

EMERGENCY
REPORTS

Duty Chief Ed McCoy presented the Citizen's Hose Co. No. 1 Fire Report for the month of August 2007.

APPROVAL OF
MINUTES

It was moved by Supervisor Graham, seconded by Supervisor Murphy, and carried to approve the July 9, 2007 Board of Supervisors Public Hearing Minutes as submitted.

Supervisors Faulkner and Turner abstained from the vote because they were not present.

It was moved by Supervisor Graham, seconded by Supervisor Murphy, and carried to approve the July 9, 2007 Board of Supervisors Meeting Minutes as submitted.

Supervisors Faulkner and Turner abstained from the vote because they were not present.

It was moved by Supervisor Graham, seconded by Supervisor Turner, and carried to approve the August 13, 2007 Board of Supervisors Meeting Minutes as submitted.

Supervisor Murphy abstained from the vote because he was not present.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 3 of 12**

APPROVAL TO
PAY THE BILLS

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to approve the payment of the bills up to and including September 7, 2007 in the amount of \$81,034.53.

RESOLUTION
2007-22
COMMITTING TO
PROVIDE FUNDING
FOR ENGINEERING
DESIGN WORK FOR
SPRING LANE ROAD,
CAMP GROUND
ROAD & S.R.0074

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to repeal the prior Resolution Number 2007-17 pertaining to this matter and adopt Resolution 2007-22 where Carroll Township is committing to provide funding for Engineering Design Work necessary to improve the intersection of Spring Lane Road, Camp Ground Road, and S.R. 0074.

PRELIMINARY
PLANS FOR THE
HESS FARM

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to grant the waiver request for Section 708.c.12 pertaining to 40' minimum driveway centerline separation. Since the two driveways in the single family portion of the development are close in order to provide area for snow removal and since the driveways could be located with the 40' offset, but then would have a driveway in the middle of the lot making for a very awkward driveway layout, the Board of Supervisors recommends the granting of the waiver request. (between Lots 7 and 8)

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to conditionally grant the waiver request for Sections 708.d & 708.e pertaining to Curb, Sidewalk & Widening on Dogwood Lane. The applicant has requested a waiver of curb and sidewalk along Dogwood Lane. Given a sidewalk connection is proposed to the cul-de-sac, and provided the swale along Dogwood Lane is reconstructed and shown on this plan, and provided the additional roadway work or agreement and fee associated with comment 8 is included in the plan, the Board of Supervisors recommends the **granting of the waiver request with the conditions** that the curb extend for the limit of the proposed sidewalk (terminating at the boundary of Lots 8 & 9), the stormwater manholes be revised to be inlets, and a fee paid in lieu of constructing the remaining

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 4 of 12**

PRELIMINARY
PLANS FOR THE
HESS FARM
CONTINUES

curb and widening, said fee as determined by engineer's estimate of the probable cost of the infiltration facilities, and approved by the Township Engineer.

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to deny the waiver request for Section 708.e pertaining to Curb. The applicant has requested a waiver of curb along Campground Road. The Planning Commission made a good point in that the curb provides protection for pedestrians on the associated sidewalk and recommended denial of the waiver request.

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and carried to conditionally grant the waiver request for Section 401.2.A pertaining to no increase in volume of stormwater released from site for a 2-year storm. The applicant has requested a waiver of the 2-year runoff volume requirement. Because of the depth to limiting zones the site is restricted to trying to infiltrate at or very near the surface. Areas available for infiltration were used and the site meets DEP's new Stormwater BMP manual. Therefore, the Board of Supervisors recommends the waiver request be **granted with the condition** that the applicant pay a fee in lieu of constructing the infiltration facility. Said fee shall be determined by engineers' estimate of the probable cost of the infiltration facilities, and approved by the Township Engineer.

Supervisor Turner voted no.

It was moved by Supervisor Schopfer, seconded by Supervisor Graham, and unanimously carried to conditionally approve the Preliminary Subdivision Plans for the Hess Farm contingent upon addressing all the following comments in Mark Hilson's Memo dated September 7, 2007:

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates and signature blocks must be signed and sealed. (Section 501.c(5)(c).

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 5 of 12**

PRELIMINARY
PLANS FOR THE
HESS FARM
CONTINUES

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)).
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)

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 6 of 12**

PRELIMINARY
PLANS FOR THE
HESS FARM
CONTINUES

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.
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.

AWARD LOGAN
PARK BARN
CONCESSION
STAND BID

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to award the Logan Park – Barn Concession Stand Bid to the lowest bidder, Eisenhart Construction in the amount of \$135,907.00 with the condition that he provides the Township with the following:

1. Performance and Payment Bonds in a form determined to be acceptable by the Township Engineer and Township Solicitor.
2. Workman's Compensation Insurance Certificate and General Liability Insurance Certificate in a form determined to be acceptable by the Township Engineer and Township Solicitor.
3. A project schedule, a schedule of values for items of work, and other documents require by the bidding specifications, all to be reviewed and approved by the Township Engineer.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 7 of 12**

AWARD LOGAN
PARK BARN
CONCESSION
STAND BID
CONTINUES

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried that in the event that Eisenhart Construction cannot meet the conditions that were set by the Board of Supervisors that the bid is awarded to K.S. Heagy Construction/Property in the amount of \$163,288.00, with the condition that he provides the Township with the following:

1. Performance and Payment Bonds in a form determined to be acceptable by the Township Engineer and Township Solicitor.
2. Workman's Compensation Insurance Certificate and General Liability Insurance Certificate in a form determined to be acceptable by the Township Engineer and Township Solicitor.
3. A project schedule, a schedule of values for items of work, and other documents require by the bidding specifications, all to be reviewed and approved by the Township Engineer.

MC NAUGHTON
COMPANY
CONDITIONAL USE
APPLICATION
2006-01

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to conditionally approve The McNaughton Company Conditional Use Application 2006-01 contingent upon addressing the following items:

1. A minimum of a 50' Landscape Screen must be provided along the property boundary of the Long and Shumaker properties meeting the standards of the Zoning and Subdivision and Land Development Ordinance.
2. Applicant must comply with all applicable Zoning, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance requirements.
3. Provide a minimum of 14' separation between the parking area and any building wall.
4. The property shall not carry the right of future subdivision and land development for the purpose of creating additional building lots or additional dwelling units.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 8 of 12**

MC NAUGHTON
COMPANY
CONDITIONAL USE
APPLICATION
2006-01
CONTINUES

5. If a sewage pump station is proposed it shall be set back 100 feet from the property lines of the residential properties along Mountain Road.
6. The project must update the existing traffic study with current traffic counts, and include a left turn lane analysis for the proposed driveway on Mountain Road and if warranted for any reason, including safe stopping distance, construct said improvement.
7. The area to the front of the building shall be landscaped with a mixture of shrubs and hedges with a minimum of four such elements provided for each dwelling unit. In addition, two shade trees for each dwelling unit shall be planted along the perimeter of the building.
8. Each unit shall have a private space created through landscaping, fencing, or other architectural elements at the rear or side of the unit of at least 200 square feet in area, with at least 150 square feet of said space surfaced with durable hard material such as stone, brick, concrete, or wood.
9. Each dwelling unit shall have an attached storage area, a minimum of 40 square feet, incorporated into the design of the unit and accessible from the exterior of the unit, or a garage.
10. A working plan for the cleanup and disposal of litter, debris, and trash shall be furnished and implemented by the owner at all times. Trees and brush cleared from other areas of the site shall be disposed of off site and not in the wetlands nor within Zone 1 or 2 of the Riparian Buffer Zone.
11. The dwelling unit fronts must be staggered from the remaining fronts as shown on Exhibit A of the Conditional Use Application.
12. Wetlands shall be perpetually protected via a conservation easement with the Township as a Party, using the U.S. Army Corps of Engineer's standard easement.
13. In the event requirements in different Ordinances conflict, the more restrictive requirement shall apply.
14. The proposed turn around shall meet Ordinance requirements for cul-de-sacs.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 9 of 12**

- MC NAUGHTON COMPANY
CONDITIONAL USE APPLICATION
2006-01
CONTINUES
15. Storage or stockpiling of materials not generated on this site, or not intended for use on this site is prohibited.
 16. Areas of construction site left idle must be leveled, seeded and mulched.
 17. Proper access to the units must be designed in accordance with ordinance standards as a Street or as an Access Drive.

SOUTH MOUNTAIN ESTATES PHASE II AND III STREET DEDICATION

It was moved by Supervisor Graham, seconded by Supervisor Murphy, and unanimously carried to table the street dedication for South Mountain Estates Phase II and Phase III until the October 8, 2007 Board of Supervisors Meeting and if the dedication is not ready at that time it will not be back on the agenda until April 2008.

BOND REDUCTION FOR LOGAN MEADOWS PHASE I

It was moved by Supervisor Schopfer, seconded by Supervisor Turner, and unanimously carried to authorize the release of financial surety in the amount of \$764,792.37 for the improvements completed in Logan Meadows Phase I as per Mark Hilson's Memo dated September 10, 2007. This will reduce the surety for this project from \$1,436,134.08 to \$671,341.71.

STONEBRIDGE CROSSING PHASE I LANDSCAPING SCREEN

It was moved by Supervisor Turner to authorize the Township Staff to notify Cornerstone Development that the Township will be notifying their Bond Company that they are in default and the Township will be pulling the Bond for the Landscape Screen for Stonebridge Crossing Phase I. Motion died for a lack of a second.

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to table the Stonebridge Crossing Phase I Landscaping Screen matter until the December 10, 2007 meeting to see if the Judge has made a ruling on Court Case No. 2007-SU3410-408 that was filed by U.S. Home Corporation, d/b/a Patriot Homes against Mark O. Hagenbuch and Linda F. Hagenbuch, and Soyong So and Troy So.

Supervisor Turner voted no.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 10 of 12**

**SOLICITOR
COMMENTS**

Steven Stine, Esquire stated he has no comments at this time.

**ORDINANCE
2007-185
AMENDING THE
CONNECTION TO
PUBLIC SEWER**

It was moved by Supervisor Turner, seconded by Supervisor Schopfer, and unanimously carried to adopt Ordinance Number 2007-185 an Ordinance amending, changing and modifying Ordinance Number 91-1993 and 2004-155 setting forth requirements for connection to Public Sewer and prescribing penalties for violation thereof.

**ORDINANCE
2007-184
LOCAL SERVICES
TAX UPDATE**

Dianne Price updated the Board of Supervisors on Ordinance Number 2007-184 an Ordinance repealing Ordinance Number 2005-165 and enacting ordinance Number 2007-184 providing for the Assessment of a Local Services Tax. This Ordinance is advertised and will be ready for action at the October 8, 2007 Board of Supervisors Meeting.

**ORDINANCE
2007-183
AMENDING THE
ZONING
ORDINANCE AND
ZONING MAP
UPDATE**

Dianne Price updated the Board of Supervisors on 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. This Ordinance will be advertised and ready for action at the October 8, 2007 Board of Supervisors Meeting at 6:00 p.m.

**POLICE PENSION
MINIMUM
MUNICIPAL
OBLIGATION (MMO)
FOR 2008**

It was moved by Supervisor Turner, seconded by Supervisor Schopfer, and unanimously carried to accept the Minimum Municipal Obligation Worksheet (MMO) which shows the Minimum Municipal Obligation in the amount of \$149,240.00 to be budgeted for the Carroll Township Police Pension Plan for the Plan Year of 2008.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 11 of 12**

MONAGHAN
TOWNSHIP
VOLUNTEER
FIRE COMPANY
FIRE BOXES

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to table the Monaghan Township Volunteer Fire Company Fire Boxes for York County Communications CAD until the October 8, 2007 Board of Supervisors Meeting.

It was moved by Supervisor Schopfer, seconded by Supervisor Turner, and unanimously carried to approve and authorize the Chairman of the Board to sign the Monaghan Township Volunteer Fire Company Fire Boxes for York County Communications CAD as submitted.

YORK COUNTY
HAZARD
MITIGATION
PLAN

Perry Bates EMC informed the Board of Supervisors that we are waiting to hear from York County Planning Commission concerning the Final Copy of the York County Hazard Mitigation Plan and their sample Ordinance to adopt this plan.

2008 GYPSY
MOTH SPRAYING

York County Board of Commissioners is going to spray the area in 2008 for Gypsy Moth. The Commissioners are asking the Municipalities to “cost-share” of 50%, the total cost to local municipalities would be \$42,500. The County of York will contribute the other 50% of the cost. The participation in this program is entirely voluntary. If the municipalities elect not to participate, the County will conduct the spraying as defined and assume the entire cost. No action was taken.

RESOLUTION
2007-21
SMALL BORROWING
FOR BACKHOE

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to adopt Resolution Number 2007-21 authorizing the Small Borrowing for Capital Purposes under Section 8109 of LGUDA in the amount of \$25,000.00 to purchase a backhoe.

PURCHASE
JOHN DEERE
310 SJ BACKHOE

It was moved by Supervisor Schopfer, seconded by Supervisor Murphy, and unanimously carried to purchase a 310 SJ John Deere Backhoe from Plasterer Equipment Co., Inc. in the amount of \$75,132.00. The monies for this purchase will be coming from the Small Borrowing for Capital Purposes Loan and the G.O. Bond.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 10, 2007
Page 12 of 12**

COMMITTEE
REPORTS

Roads & Buildings – Mark Hilson, P.E., Township Engineer, stated that the paving contractor Pennsy Supply is in town. The roads paved where Chestnut Grove Road, Spring Lane Road, Warrington Road from Tannery Road to the Township Line, and Pine Street. A speed table was installed on Range End Manor Road and will be doing the shoulders on Blair Mountain Road.

Police – Supervisor Turner stated that the Police Contract is close to settling.

Comcast Cable – Supervisor Graham stated that the West Shore COG is creating an agreement with Comcast for all the COG members.

PUBLIC COMMENT

Deana Weaver stated there is a graveyard on the McNaughton Property behind the Long Property.

ADJOURNMENT

It was moved by Supervisor Murphy, seconded by Supervisor Schopfer, and unanimously carried to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary