

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 13, 2008
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APPROVAL OF THE
FEBRUARY 14, 2008
MINUTES

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and carried to approve the February 14, 2008 Planning Commission Meeting Minutes as submitted.

Commissioners Graham and Hipp abstained from the vote, because they were absent.

FINAL PLANS FOR
CHESTNUT HOLLOW
PHASE 2

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Final Plans for Chestnut Hollow Phase 2 until the April 10, 2008 Planning Commission Meeting.

Mark Hilson, P.E. informed the Commissioners that the Planning Module has been submitted for the Planning Commission to comment on. Mr. Hilson will complete the Component 4A of the Module and return to the applicant.

PRELIMINARY/
FINAL PLANS FOR
MILTON & WINNIE
GOUSE

It was moved by Commissioner Graham, seconded by Commissioner Andrews, and unanimously carried to table the review of the Preliminary/Final Minor Subdivision Plans for Milton S. Jr. & Winnie M. Gouse until the April 10, 2008 Planning Commission Meeting.

FINAL PLANS FOR
JOHN AND
ALBERTA WINIESKI

It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, 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 proposed lot, and since only one lot is proposed, and there is nothing observed on the site that would be impacted by the proposed lot, the Commissioners are recommending the granting of the waiver requests.

It was moved by Commissioner Hilbish, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 703.b.3, 708.d, 708.e, and 715.f pertaining to Street width, Sidewalk, and Curbs, along existing streets. Since Warrington Road was recently reconstructed, and since it is located in the AC Zone, and since there is a net reduction in

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FINAL PLANS FOR
JOHN AND
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building lots (no new building lots) with this subdivision, the Commissioners are recommending the granting of the waiver requests. A fee in lieu of the improvements is no longer recommended because upon further investigation, it has been the Township's past practice to waive this requirement (without a fee in lieu of) when there are no new building lots proposed.

It was moved by Commissioner Hilbish, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plans for John A. & Alberta B. Winieski contingent upon addressing the following comments in Mark Hilson's Memo dated March 10, 2008:

**SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE**

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. List all required waivers on the cover sheet and fill in the date of action on the requested waivers.
3. Provide financial security for property corners, or complete work prior to recordation.
4. Execute the deed of dedication. (The Township normally prepares the deed of dedication). Also provide proof of recordation of the new deeds with legal descriptions matching the proposed lots.
5. In order to document that a driveway could be built to serve lot 2, show the required and available sight distances for the proposed driveway. (The sight triangle is shown, but the sight distances are not shown.) Also the sight triangle should be shown in accordance with PennDOT standard (10' from edge of travel lane.) (Section 703.d)

STORMWATER MANAGEMENT ORDINANCE

6. Revise the RBZ and provide a drainage easement conforming to the 100 year floodplain.

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FINAL PLANS FOR
RAYMOND AND
ELIZABETH
COLVIN

It was moved by Commissioner Hilbish, seconded by Commissioner Taylor, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 601.d pertaining to Growing Greener Submission Requirements. Since the plan is not proposing any construction, the Commissioners are recommending the granting of the waiver request.

It was moved by Commissioner Graham, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver requests for Section 703.b.3, 708.d, 708.e, and 715.f pertaining to Street width, Sidewalk, and Curbs, and Street Trees, along existing streets. Since plan is not proposing any construction, the Commissioners are recommending the granting of the waiver requests.

It was moved by Commissioner Hilbish, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Raymond H., Jr. & Elizabeth H. Colvin contingent upon addressing the following comments in Mark Hilson's Memo dated March 07, 2008:

**SUBDIVISION AND LAND DEVELOPMENT
ORDINGANCE**

1. All certificates and signature blocks must be signed and sealed. (Section 501.b.6)
2. Provide estimate of and then establish financial security for public improvements (lot line monuments and markers (unless set prior to release of plan for recording), and recordation of deed).
3. Provide the results of all perc tests and test pits include labels on the plan. Show the location of proposed absorption areas and the alternate sites. (Section 501.c.4(s))
4. Provide any deed restrictions that are to be made part of the proposed lots. (Section 502.j)

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5. Provide a legal description for the dedicated right-of-way, and execute the deed of dedication. (The Township normally prepares the deed of dedication after receipt of the legal description). Provide proof of recordation of the new deeds with legal descriptions matching the proposed lots. Also, it appears that a sliver of Lot 1 exists on the east side of Chestnut Grove Road. If that is the case, right-of-way dedication should also occur on the east side.
6. Provide and address York County Planning Commission comments.
7. Add the note regarding wetlands of Section 502.d. Also, label lot lines as "To be extinguished". Correct the graphic scale on sheet 3. Since the intent is to inseparably adjoin existing lots, the General Note 3 wording "is to be combined" should be replaced with "is hereby inseparably adjoined".

ZONING ORDINANCE

8. The proposed lots meet the Zoning Ordinance dimensional requirements; however the Site Data table must be updated to reflect the current zoning of the property.
9. There is a zoning boundary that traverses the proposed subdivision. This boundary must be shown on the plan, and it appears it is not possible to avoid split zoning the proposed combined lot 4 and 5.
10. Add the Agricultural Nuisance Disclaimer note of this section, and the Agricultural Setback requirement. (Section 202.H. and 202.I) Also, the setback line at the rear of lot 4 (the line dimensioned 291.96') should be shown as 30'.
11. Add a note to the plan that states "Soils testing must occur to locate both the primary and a secondary absorption area prior to issuance of a building permit for combined lot 4 and 5. The selection process for the type of sewage disposal method must follow the hierarchy established in the Subdivision and Land Development Ordinance. The secondary absorption area shall be perpetually protected from excavation, construction, and other activities that would result in disturbance of the soils' ability to renovate sewage effluent."

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STORMWATER MANAGEMENT ORDINANCE

12. If lot 4 is to be cleared for use as agriculture, then the rate of stormwater flow off that lot will increase. It is recommended that a non-located easement be placed on proposed lot 1 to allow for this stormwater discharge from lot 4 to occur. Otherwise, stormwater management may need to occur on lot 4 when (if) that lot is cleared. Similarly, a stormwater easement across lot 3 should be provided for the discharge from the existing pond on lot 1.

PROPOSED
AMENDMENTS TO
SALDO SECTION
714 TRAFFIC
IMPACT STUDY

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to table the proposed Amendments to the Subdivision and Land Development Ordinance pertaining to Section 714 Traffic Impact Study (TIS) until April 10, 2008 Planning Commission Meeting to make recommendation to the Board of Supervisors.

Mark Hilson, P.E. informed the Commissioners that the Board of Supervisors set the Public Hearing for Monday, April 14, 2008 at 6:00 p.m.

DUNKIN DONUTS
PLANNING MODULE

Mark Hilson, P.E. informed the Commissioners that the Planning Module has been submitted for the Planning Commission to comment on. Mr. Hilson will complete the Component 4A of the Module and return to the applicant.

ADJOURNMENT

It was moved by Commissioner Hipp, seconded by Commissioner Taylor, and unanimously carried to adjourn the meeting at 7:05 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary