

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 1 of 19**

ROLL CALL

COMMISSIONERS – Ed Andrews, Alexis Hilbish, Perry Bates, Calvin Hipp, Robert Faulkner, and Sue Graham

ATTENDEES – Dianne Price, Faye Romberger, Mark Hilson, George O’Brien, Todd Lyons, Heath Rupp, Catherine Pealer, Don Germeyer, Brad Pealer, Peggie Williams, Dave Getz, Jill Speck, Doug Speck, Brian Fincher, Fred Livingston, Charlie Beckley, Craig Baychak, Don McKendrick, Lee Eichelberger, Michael Adams, Paul Hedin, Alyce Jackson, George Jackson, Sally Holbert, Greg Lambert, Ron Rudy, Paul Navarro, Alfred Roth, and Bill Turner

CALL TO ORDER

Chairman Perry Bates called the regular 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
MINUTES

It was moved by Commissioner Andrews, seconded by Commissioner Hilbish, and carried to approve the October 30, 2006 Planning Commission Special Meeting Minutes as submitted.

Commissioner Faulkner abstained from the vote, because he was absent.

It was moved by Commissioner Graham, seconded by Commissioner Andrews, and carried to approve the November 9, 2006 Planning Commission Meeting Minutes as submitted.

Commissioner Hilbish abstained from the vote, because she was absent.

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to approve the December 14, 2006 Planning Commission Meeting Minutes as submitted.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 2 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 708.b pertaining to access drive requirements. This waiver is requested to construct a 12' wide access drive without curbing to the proposed pump station. (This is comment number 23 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 1202.e pertaining to disturbance to steep slopes. This waiver is requested from the requirement restricting disturbance to steep slopes (15 to 25%). (This is comment number 27 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 715.F pertaining to street tree location. This waiver is requested to allow placement of trees other than within a treelawn along Route 15. The applicant proposes planting approximately 2 trees within the conservation easement for each required tree along U.S. 15. This waiver applies only to U.S. 15 and no other areas of the site. (This is comment number 28 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for SWMO Section 403.4 pertaining to fifteen (15') feet riparian buffer zone from wetlands. Since the design has minimized disruption of both wetlands and the buffer zone, and since the most disturbance within the buffer zone is associated with wetland mitigation that is designed to enhance and expand the wetlands on the site, the Commissioners recommend granting the waiver request. (This is comment number 31 on Mark Hilson's Memo dated January 10, 2007.)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 3 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

It was moved by Commissioner Faulkner, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for SWMO Sections 401.7.A(10), 403.2 and 403.3. This waiver is requested from requirements to have traditional detention pond features to allow the on-line detention/retention flood control stream stabilization system. Items such as concrete box outlet structures, low flow channels, disturbance to the RBZ, etc, can not be accomplished with an on-line detention facility. The benefits of this facility were reviewed at a recent Planning Commission and Board of Supervisors meeting, and include among other things provision of open water thereby diversifying wildlife habitat. (This is comment number 36 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 1202.1.c.1 pertaining to disturbance to wetlands. This waiver is requested from the requirement to avoid disturbance of wetlands. The project contains approximately 11 acres of wetlands, with approximately one-half acre being disturbed. The plan proposed the creation of approximately three and one-half acres of replacement wetlands. Since the design has minimized disruption to both wetlands and the buffer zone and includes substantial wetland replacement areas, it is recommended to grant the waiver request. (This is comment number 30 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 502.H pertaining to jurisdictional determination of wetlands by Army Corps of Engineers with the condition that the wetlands shown on the Warehime parcel be established as shown on the wetland delineation performed by GTS, as a minimum for all future development on that tract. (This is comment number 29 on Mark Hilson Memo dated January 10, 2007.)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 4 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to grant the waiver request for Section 705.h pertaining to double fronting lots. As proposed, two of the lots (Parcel one and two) would front on the relocated Route 74 and Old Route 74. One of the lots would front on US 15, and the relocated Route 74. (This is comment number 21 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for Section 715.b.3 pertaining to maximum slope within a landscape buffer of 25%. This waiver is requested to exceed the maximum slope of 25% within a landscape buffer, due to walls required for the two outparcels (5 and 6). And this waiver applies to the area along relocated Route 74 in the area of the detention ponds. Part of the reason for this requirement was to avoid 'crater design' of detention ponds adjacent to roadways. (This is comment number 22 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for Section 708.b pertaining to access drive requirements. This is a separate issue; a waiver is requested to extend the existing access drives from the existing commercial uses along Route 74 at the northern end of the site. Concerns have been raised over the plan regarding the two proposed commercial driveways and one residential driveway entering Route 74 in close proximity, and on a curve. It appears the plan could be designed to have one access drive, possibly a one way access drive serve all three commercial zoned parcels. (This is comment number 24 on Mark Hilson's Memo dated January 10, 2007.)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 5 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for Section 708.e pertaining to curb along existing street frontage. This waiver is requested to allow no curbing along US 15 North of the existing parcels (the paintball shop) on U.S. 15. (This is comment number 25 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for Section 708.d pertaining to sidewalks. This waiver is requested from the requirement to provide sidewalks along existing and proposed streets. The plan now shows a pedestrian/multi-use trail. It is noted that some of the areas labeled trail are proposed to be mowed grass. (This is comment number 26 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for SWMO Section 401.2.A pertaining to no increase in volume of runoff from the 2 year storm. This waiver is requested from the requirement to provide no increase in the volume of Stormwater runoff for up to the 2 year 24 hour rainfall. (This is comment number 32 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for SWMO Section 401.2.D.(1) pertaining to restricted peak discharge rate upstream of areas with documented flooding. This waiver is requested from the requirement to provide restricted peak discharge of 75% of predevelopment flow for the 10, 25, 50 and 100 year events, and 50% of pre-development for the 1, 2 and 5 year events. The 1 and 2 year frequency storm is designed to discharge at pre-development

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 6 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

rate. All other storms are designed to discharge at 75% of pre-development rate. (This is comment number 33 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for SWMO Section 401.7A(1) pertaining to max detention pond depth of 6'. This waiver is requested from the requirement to provide detention ponds with a maximum depth of 6'. The plan proposes one of the thirteen detention ponds to be 8' deep. (This is comment number 34 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Hipp, and unanimously carried to recommend to the Board of Supervisors to deny the waiver request for SWMO Section 401.7.A(4) max slope of a detention pond berm of 33%. This waiver is requested from the requirement to provide berms of ponds with a slope of no more than 3 horizontal to 1 vertical (33%), by using walls on the outside of some of the detention ponds. (This is comment number 35 on Mark Hilson's Memo dated January 10, 2007.)

It was moved by Commissioner Faulkner, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision Plans for South Mountain Commons contingent upon addressing the following items in Mark Hilson's Memo dated January 10, 2007:

1. All certificates and signature blocks must be signed and sealed. (Section 501.c(5)(c). (Not found for Stormwater Management Report.)
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 303.1G and Section 401.5 and 401.8)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 7 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

3. Provide required permits for wetland encroachments and stream crossing. (SWMO Section 303.1G)
4. Provide a copy of the complete revised planning module. The review fee for DEP must be paid, and the appropriate sections of the Module signed. The planning module, and the plan, must be revised to match the feasibility study. In other words, in order for the Township to adopt the planning module the service limits must be consistent with the feasibility study and comprehensive plan for sewer service areas, unless there is a sewage need area (See relevant later comment). (The service area shown on sheet 499 is correct, but it needs to be added to the planning module. Also, it appears the revisions to the profile into the pump station set the invert in at the bottom of the station and the profile of the gravity main from SMC 1 to 4 should be checked.) (Section 502.a.(1)).
5. Show other utilities proposed on the site. (Ex. Overhead electric lines on Existing Route 74 conflict with tree plantings. It appears feasible to install electric underground. Sewer service to Lot 1 conflicts with landscaping review landscape plan to ensure there are no conflicts. The proposed water main along Ex. Route 74 will conflict with future proposed street trees. The location of the watermain is a matter to be worked out by the applicant on this plan; it is not economically feasible to locate the overhead utilities underground. Provide documentation that explains the response. The plan now shows Hawthorne along existing Rte 74, please substitute 'Ivory Silk' Japanese Tree Lilac and 'Summer Snow' Japanese Tree Lilac in groups of 3 or 4. This substitution assumes that the justification for moving the Electric underground is accepted.)
6. Grading/improvements are shown on existing lots in the vicinity of proposed parcels 10, 11, 12. Provide an easement executed by the property owners for the construction on the properties. (Or have the owners sign the plan submittal). (Response acknowledged however permission from the property owners is not included. Also response is acknowledged to previous comment 31; however permission from the property owners is needed prior to approval.)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 8 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

7. Is the Warehime parcel (the parcel to the west of existing Rt. 74) part of this subdivision submittal? Since the parcel contains a pump station, and since DAA requirements require a building to be constructed with the pump station; the parcel must be incorporated into the plan set as being a part of this subdivision/land development plan. (Response indicates the applicant desires this to be a condition of approval, therefore the comment must remain.)
8. Indicate the overlay limits on existing Route 74. Also, the contours must indicate that a crown of the road is maintained. (Response is acknowledged. It may make sense to overlay existing 74 when development of the Warehime parcel is complete. However, this type of matter is normally worked out within the context of a waiver of the plan requirement. Or, it can be shown on this plan and guaranteed with the final plan approval; with the some notes on the plan to the effect that it is anticipated the overlay will occur after development of adjoining tracts. I am unclear what is meant by the applicant's response that the improvements will be "...bonded under separate agreement with the Township...". Please clarify.)
9. Also, street trees and landscape buffers are required along the street frontage of the entire project which includes lots 9, 10 and 11. (Still missing from Lot 10).
10. The landscape buffers called out on the landscaping plan overlap the drainage easements (maintenance must be addressed) and exceed 25% in slope. Also, the plan view does not match the detail shown on sheet 603 in the area of detention ponds 2 and 4. (Landscaping conflicts with the proposed sewer located near lot 9)
11. Please verify the location of the property line between lot 10 and 11. Also, to maintain and use the driveway, a driveway easement must be provided. (Assuming the lot line between lot 10 and 11 is correct.) If it turns out the lot line is shifted toward lot 11, then the extension of lot 11 should be extended to eliminate the driveway on private property. (Provide a copy of the completely executed driveway easement required on lot. The final boundary of these lots will have to be exact (based on a survey) with the final plan.)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 9 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

12. The proposed watermain location conflicts with the future street tree locations along Old 74. If the plan is approved with the watermain in the current location, it will have to be relocated with the future development of the western side of Relocated 74 unless a waiver is granted. I suspect at that time, the plan will use the location of the watermain as a justification for a waiver of street tree location. This can be avoided now by relocating the watermain.
13. The plan identifies that the Township is to pay for the operation and maintenance of the proposed traffic signals. This means the Township will have to pay operation and maintenance costs for two signals and the hardwire interconnections with this project. (The Township is currently responsible for the existing Rt.74/US 15 Signal. The response is acknowledged, however it is not unheard of, and the Townships has precedent to have the developer pay for the operation and maintenance of the additional signals. If Lobar agrees to pay for the operation and maintenance of the signals then, loop sensors are ok. In that event provide a note on the plan, and a draft agreement)
14. The traffic study no longer matches the proposed plan. The traffic study will have to be updated to reflect the proposed YMCA drive tie in to what will be Old 74. More detailed comments may follow submission of the updated traffic study. (Also, a review of updated traffic counts for the US 15 corridor has shown that the traffic has grown 15-25%. Therefore an updated study is further justified. The response is acknowledged however the growth rate is not consistent with the growth factors published by PennDOT.)
15. The right turn lane on US 15 appears to be too short. The length must be extended to allow vehicles to access the turn lane when through traffic is queuing at the signal.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 10 of 19**

PRELIMINARY
PLAN FOR
SOUTH MOUNTAIN
COMMONS

16. The proposed relocated Route 74 does not meet the Township's minimum road width requirements. It appears that the proposed curbed road section is too narrow at 14' total width with curb on both sides. Using a 12' width and 2' offsets at the curb is preferred, and will allow vehicles to avoid driving on the inlet tops. Also, the turn lane at YMCA drive into the outparcel is approximately 5' wide on the striping plan.
17. Concern has been raised about the lack of a right turn lane into Access Drive 1, and the short stacking distance for left turns from relocated 74 to YMCA Drive. Also, concern has been raised about the right turns directly from the US 15 through lanes onto old Route 74. Also, the dual right turn lanes on Relocated 74 queue beyond the left turn lanes thereby cutting them off. (comment revised)
18. The applicant has proposed making a 'fair share' contribution towards traffic improvements at Spring Lane Road/Campground Road/Rte. 74, and the Williams Grove Road/Rte.74 intersections. We have reviewed and attach revised cost opinions which are based on a recent traffic study completed for a proposed local development. The applicant should use the revised numbers to estimate a fair share contribution, and anticipates meeting with PennDOT to discuss some of the subject intersections and any potential drawbacks to accepting the fair share contributions. (Revised cost opinions have been provided by the Township to the applicant, and it is noted that the impact used to estimate the fee is the overall intersection impact. The impacts on various other days and legs vary widely from the overall. We anticipate this being a matter of negotiation between the applicant and the Township).
19. All areas of proposed combination drain must be called out on the plan. The regular storm sewer detail must show stone pipe bedding to a minimum of 12" above the pipe. Also, the combination drain detail is not typical. (Note non-woven geotextile around the stone.)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 11 of 19**

PRELIMINARY
PLANS FOR
SOUTH MOUNTAIN
COMMONS

20. The proposed floodplain analysis is acceptable contingent upon applicant providing grading plans which clearly show a minimum of one foot of freeboard over the 100-year water surface. There are currently two areas of concern:
- (1) The Lot 9 property owner must sign-off on the LD set or execute an easement agreement.
 - (2) Property owner permission is a form acceptable to the Township Solicitor for the properties downstream from the abandoned railroad must be obtained for all properties affected by the diversion of the 100-year overflow at existing route 74.
21. A note must be added to the plans that stormwater detention has to be recalculated with future Land Development Plans and waivers do not apply to future Land Development Plans.

COMMENTS:

Brad Pealer stated he is concerned about the traffic.

Commissioner Hipp stated he is concerned about the right turn lane from old Route 74 (South) with this being a traffic hazard and he feels this should be closed.

PRELIMINARY
PLANS FOR
MYERS NURSERY

It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests as per Mark Hilson's Memo dated January 11, 2007:

1. Section 705.i(2) pertaining to irregular shaped lots. The width of the narrow strip of land on lot 10 can not be less the 75% of the minimum lot width. Since the lot is irregularly configured because the detention pond was kept out of the existing woodland, and since configuring the lot in compliance with the Ordinance would obliterate the only woodland on the site.
2. SWMO Section 401.7.A(21) pertaining to detention pond berms must be a minimum of 30' from street right-of-way. Since there is an existing berm along the road that will be expanded, and since the expansion was minimized, and the

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 12 of 19**

PRELIMINARY
PLANS FOR
MYERS NURSEY

- since reconfiguring the basin will impact more existing woodland.
3. 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 that infiltration in strict accordance with the Ordinance is not feasible. Further, the applicant has emphasized improving water quality of Stormwater runoff through installation of Terre Kleen water quality inlets. Also, seepage pits for roof runoff are going to be installed. Therefore, it is recommended that the waiver be granted with the condition that the applicant pay a fee in lieu of constructing the remaining infiltration facilities. Said fee shall be determined by engineer's estimate of the probable cost of the infiltration facilities, and approved by the Township Engineer.
 4. Section 708.e pertaining to curbs are required along the existing road frontage, widening of road along the front of the project. Nursery Road is a road of inadequate width (it varies in width from 14' to 19'). Since Nursery Road is very narrow and since there are structures that physically constrain the ultimate width of the Road, and the right-of-way for the road is 33', it may not be feasible or desirable for the Township to construct or have constructed on its behalf, road widening to make the rest of Nursery Road 30' in width. With that in mind, it appears there is room for the road to be constructed at a 20' total width. It is recommended to grant the waiver request with the following conditions:
 - a. The applicant agrees to widen both sides of and overlay Nursery Road. The limits of the project shall be Mumper Lane to the farthest proposed entrance to Myers Nursery;
 - b. The widening shall be based on a 4' wide by 10" minimum depth road mailing on each side to form an ultimate roadway width of not less than 20';
 - c. The widening section shall be 6" 2A and 4' Binder;
 - d. The plan shall provide a 20' wide 1 ½ " overlay of Nursery Road within the limits of work defined in item 1 of this comment;

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 13 of 19**

PRELIMINARY
PLANS FOR
MYERS NURSERY

- e. All payment joints shall be sealed with AC-20; and
- f. The final limits and detailed design of this work shall be shown on the recorded drawing sets.

It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Preliminary Subdivision Plans for Myers Nursery contingent upon addressing all the following comments in Mark Hilson's Memo dated January 11, 2007:

1. All certificates and signature blocks must be signed and sealed.
2. Provide approval from YCCD for the E&SC plan, and provide approved PCSWM plans (Section 502.b)
3. Provide an approved NPDES permit.
4. Provide a copy of the complete planning module. (Section 502.a(1)) The planning module must be signed. Also, since an alternate system is proposed for the primary sewage disposal system for one of the lots, provide an executed agreement that addresses required maintenance and maintenance documentation, Township remedies for lack of maintenance and/or malfunction, inspection by the Township, reimbursement of Township costs, a bond to ensure proper installation, maintenance and operation, a note on the plan that a certificate of occupancy will not be issued without a meeting between the home owner and the drip system rep, a clause in the deed indicating it is an alternate system since it is a drip irrigation system.
5. The plans must show and label all proposed and required easements. The restrictions of the easements must be noted on the plans. (Section 712.a)
6. Provide a management program for the alternate systems (Drip Irrigation) for Township review and approval.
7. The grading on private property must be done with the permission of the property owner. Either an easement must be secured, or the plan must be signed by the property owner.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 14 of 19**

PRELIMINARY
PLANS FOR
MYERS NURSERY

8. The grading appears to create a berm along the road. The contours in this area (and in general all along the road) must show positive slope away from the road to the swale/shoulder and positive grade (minimum of 1%) through the swales to an inlet. (Section C-C shows the berm along the side of the road.)
9. The plan still provides for roadway extension to the Shelly Farm to the east; however the revised drawings no longer show the road being constructed to the property line. It is my understanding that this was deleted as a way to save construction cost of the project. The Commissioner recommended that a deed cause be added to the deed to make future homeowners aware of this roadway extension into the Shelly Farm.

PRELIMINARY
PLANS FOR THE
HESS FARM

It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Preliminary Subdivision Plans for the Hess Farm until the February 8, 2007 Planning Commission Meeting.

FINAL PLANS FOR
MYHRE

It was moved by Commissioner Hilbish, seconded by Commissioner Graham, and unanimously carried to table the review of the Final Subdivision Plans for Myhre until the February 8, 2007 Planning Commission Meeting.

PRELIMINARY
PLANS FOR
CARROLL VILLAGE,
PHI, STAGE 1B & 1C

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to grant the following waiver requests as per Mark Hilson's Memo dated January 10, 2007:

1. Section 708.b.9 & 10 pertaining to cross walks at a maximum spacing of 110' and speed bumps along building fronts. Since the applicant proposes to use stripes or textured pavement to provide pedestrian crosswalks at each building entrance and since yield to pedestrian signs are proposed, it is recommended to grant the waiver request.
2. Section 705.h pertaining to double fronting lots are prohibited. Since the plan prohibits access from US 15, it is recommended to grant the waiver request.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 15 of 19**

PRELIMINARY
PLANS FOR
CARROLL VILLAGE,
PHI, STAGE 1B & 1C

3. Section 708.a.11 pertaining to dead end aisles in parking lots are prohibited. Since a turn-around, and a loading space is provided, and since the parking area is small (11 spaces), it is recommended to grant the waiver request.
4. Section 715.f pertaining to street tree spacing and location along US 15. Since close proximity to US 15 is not a desirable location for street trees, and since the required trees are planted elsewhere on the site, it is recommended to grant the waiver request.
5. Section 708.d pertaining to sidewalk must be concrete. The plan proposed a pedestrian/bikeway 8' wide along Gettysburg Pike constructed of bituminous pavement. Bituminous is the preferred surface for running and biking. The Board must consider if these activities are desirable in this location and if they are, it is recommended to grant the waiver request provided the paving section is added to the plan.
6. Section 715 pertaining to landscape buffer requirements around parking facilities. Since the intent of a TND is to achieve a higher density style development, and since the plan shows a densely planted buffer around the Pinnacle Building parking lot, and since some of the walls around the parking areas are due to an adjacent development's (Route 15 Beverage) embankment, and since the plan could meet the requirement but that would mean moving the parking closer to the building fronts thereby eliminating landscaping at the building front, it is recommended to grant the waiver request.
7. Section 1202.c.1 and 2 pertaining to wetland/stream valley disturbance (due to roadway crossings). Since the plan has gone through great lengths to avoid wetland disturbance, and since interconnection of the roadway on both sides of wetlands is desirable, it is recommended to grant the waiver request.
8. 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 that infiltration within the development is not possible. Further, the applicant has emphasized improving the water quality of the runoff through installation of

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 16 of 19**

PRELIMINARY
PLANS FOR
CARROLL VILLAGE,
PHI, STAGE 1B & 1C

bioretention rain gardens throughout the site. Therefore, it is recommended that the waiver be granted with the condition that the applicant pays 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 Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend the Board of Supervisors to conditionally approve the Preliminary Land Development Plans for Carroll Village, PHI, Stage 1B and 1C contingent upon addressing the following comments in Mark Hilson's Memo dated January 10, 2007:

1. All certificates and signature blocks must be signed and sealed.
2. Provide YCCD approval for the E&SC plan. (Section 502.b) Provide an approved NPDES permit and approved PCSWM plans. If the Post-Construction Stormwater Management Plan submitted with the NPDES Phase II permit application is different from plans already submitted by the applicant, the applicant must also submit the PCSMP to the Township for review. (SWMO Sections 303.E and 401.8)
3. Provide a letter of approval from the Dillsburg Area Authority. (It is acknowledged that the Pinnacle Building has 5 EDUs of sewer capacity, however the feasibility study is required for the project.) (Section 502.a(2))
4. Provide complete Sewage Planning Module.
5. The northern most access drive into the Pinnacle lot is graded to steeper than 20%. Also the contours do not indicate a curb reveal, but the plan labels the curb as having a reveal. (Plan has been revised but now shows a cross slope in excess of 10% on Trinity Drive East)
6. In paved areas the minimum pipes must be a minimum of 1' below the pavement structure. Minimum pipe cover is not achieved in the vicinity of manhole M-2 to M-4. (Section 401.6E) (Comment Revised)
7. The slope and inverts are inconsistent on the profiles and calculations for the following pipe runs including but not

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 17 of 19**

PRELIMINARY
PLANS FOR
CARROLL VILLAGE,
PHI, STAGE 1B & 1C

- limited to: I-7 to I-8, I-8 to underground storage, and I-9 to I-7. (I-8 to underground storage still incorrect.)
8. A stone lay down pad (number 3's or 57's) for material staging and vehicles connected to the RCE is shown. This appears to be labeled as the concrete truck washout area. The stone lay down pad must be added to the construction sequence. The concrete truck washout area appears to be on the plan but is not labeled

PRELIMINARY
PLANS FOR
STONE HOLLOW

It was moved by Commissioner Hilbish, seconded by Commissioner Andrews, and unanimously carried to table the review of the Preliminary Subdivision Plans for Stoney Hollow until the February 8, 2007 Planning Commission Meeting.

FINAL PLANS FOR
ANDERSON-SMITH
TRACT

It was moved by Commissioner Hipp, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the Final Subdivision Plans for Anderson-Smith Tract unless an extension is granted by the developer and accepted by the Board before February 22, 2007.

PRELIMINARY
PLANS FOR
VILLAGE AT
SOUTH MOUNTAIN

It was moved by Commissioner Bates, seconded by Commissioner Graham, and unanimously carried to table the review of the Preliminary Subdivision Plans for Village at South Mountain until the February 8, 2007 Planning Commission Meeting.

PRELIMINARY
PLANS FOR
SHEETZ

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to table the review of the Preliminary Subdivision and Land Development Plans for Sheetz until the February 8, 2007 Planning Commission Meeting.

FINAL PLANS FOR
VIRGINIA RICHARDS

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 request as per Mark Hilson's Memo dated January 2, 2007:

1. Section 601.d pertaining to growing greener submission requirements. Since the plan is proposing one additional

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 18 of 19**

FINAL PLANS FOR
VIRGINIA RICHARDS

building lot on 6.9 acres and since the parcels do not carry the right of future subdivision, it is recommended to grant the waiver.

2. Section 703.b.3, 708.d, 708.e, and 715.f pertaining to street width, sidewalk, curbs and street trees along existing streets. Since the plan is proposing one additional building lot on 6.9 acres, and since the parcels do not carry the right of future subdivision, it is recommended to grant the waiver requests with the condition that the applicant pays a fee to the Township in lieu of roadway improvements. (Provide an estimate of the proposed widening.)

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Virginia Richards contingent upon addressing the following comments in Mark Hilson's Memo dated January 2, 2007:

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 DEP approval of sewage planning. Provide SEO signature of sewage planning post card mailer.
4. Provide fee in lieu of dedication of rec area.
5. Provide the legal description for the right-of-way dedication. (The township will prepare the deed for applicant's signature.)
6. The site should provide and perpetually protect a secondary absorption area. (Plan must show the secondary absorption area on lot 4 and indicate that probe 1 failed.)
7. Provide financial security for property corners or set corners prior to recordation.
8. Existing driveway pipe be opened and cleaned.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2007
Page 19 of 19**

SPECIAL EXCEPTION It was moved by Commissioner Hipp, seconded by
FRED LIVINGSTON Commissioner Graham, and unanimously carried to recommend to the Zoning Hearing Board to grant the Special Exception for Fred Livingston at 340 Old York Road contingent upon the following conditions:

1. Landscape Buffer is planted on Southeast side of the property.
2. Limit the hours of operation.
3. No junk is stored outside.
4. Provide an actual survey of the property.

ADJOURNMENT It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to adjourn the meeting at 9:09 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary