

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 8, 2007
Page 2 of 6**

PRELIMINARY
PLANS FOR
SHEETZ

It was moved by Commissioner Faulkner, seconded by Commissioner Andrews, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Subdivision and Land Development Plans for Sheetz unless an extension is granted by the Developer and accepted by the Board of Supervisors before April 11, 2007.

Comment – Brad Pealer stated that the comments on the Township Engineer’s Memo pertaining to the Stormwater Management Ordinance should be addressed by the Developer for what is being developed in Dillsburg Borough also, because the runoff water will drain into Carroll Township.

PRELIMINARY
PLANS FOR
VILLAGE AT
SOUTH MOUNTAIN

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to deny the Preliminary Subdivision Plans for Village at South Mountain unless an extension is granted by the Developer and accepted by the Board of Supervisors before April 30, 2007.

FINAL PLANS FOR
ANDERSON-SMITH
TRACT

It was moved by Commissioner Hilbish, seconded by Commissioner Faulkner, and unanimously carried to table the review of the Final Subdivision Plans for Anderson-Smith Tract until the April 12, 2007 Planning Commission Meeting.

FINAL PLANS FOR
MYERS NURSERY

It was moved by Commissioner Bates, seconded by Commissioner Graham, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Myers Nursery contingent upon addressing all the following comments in Mark Hilson’s Memo dated March 06, 2007:

SUBDIVISION AND LAND DEVELOPMENT

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 and provide an approved NPDES permit (Section 502.b)

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 8, 2007
Page 3 of 6**

FINAL PLANS FOR
MYERS NURSERY

3. Provide a fee in lieu of dedication of recreational facilities.
4. Fund the escrow account for construction inspection.
5. Estimate and pay fees related to waiver of stormwater infiltration.
6. 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. Provide DEP approval of the Planning Module.
7. Provide an estimate of and establish financial security for guarantee of improvements. If using a Bond for said financial security, it shall include Township's standard Bond Addendum.
8. The plans must show and label all proposed and required easements. The restrictions of the easements must be noted on the plans. Provide the final easement document. (Section 712.a)
9. Provide a management program for the alternate systems (Drip Irrigation) for Township review and approval.
10. 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.
11. Provide and record final HOA documents as approved by the Township Solicitor. The HOA documents must include provisions for maintenance of Landscaping and Stormwater Facilities.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 8, 2007
Page 4 of 6**

FINAL PLANS FOR
MYERS NURSERY

12. 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.)
13. The plan still provides for roadway extension to the Shelly Farm to the east; however the preliminary plan was approved without showing the road being constructed to the property line. Include in the opinion of probable construction cost a sum to guarantee addition of a deed clause for lot 4 and 5 stating that the road may be extended by a future developer including the curb, sidewalk and street trees (provide draft deed clause for review and approval of the Township Solicitor). In order for a future developer to extend the road, the future developer will have to have control of the property with the ability to dedicate it to the Township. It seems that this could be done with the approval of the Final Subdivision. (The Township has a standard form for consolidating lots that is typically approved by the BOS directly, assuming Mr. Shelly is receptive.)
14. Call out the location of concrete monuments and iron pin lot line markers on the plan. Provide specifications on the concrete monuments.
15. The word "Occupancy" should be revised to "Building" in Note 1 of the General Notes.
16. Update the paving sections to provide superpave designations.
17. The final limits and detailed design of the Nursery Road work per the preliminary plan approval shall be shown on the Final Plan drawings to be recorded.
18. Fill in the approval date of the waivers.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 8, 2007
Page 5 of 6**

FINAL PLANS FOR
CARROLL VILLAGE -
PHI - STAGE 1B

It was moved by Commissioner Faulkner, seconded by Commissioner Hilbish, and unanimously carried to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plans for Carroll Village – PHI Stage 1B contingent upon addressing all the following comments in Mark Hilson’s Memo dated March 08, 2007:

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates and signature blocks must be signed and sealed.
2. Provide approval from YCCD for the E&SC plan. Provide an approved NPDES permit and provide approved PSCWM plans. (Section 502.b)
3. Provide approved DEP permit for wetland encroachment and mitigation.
4. Provide a fee in lieu of dedication of recreational facilities.
5. Fund the escrow account for construction inspection.
6. Estimate and pay fees related to waiver of Stormwater infiltration.
7. Provide water and sewer extension agreements executed by DAA approval for relocation/abandonment of the existing easements on the property.
8. Provide an estimate of and establish financial security for guarantee of improvements. If using a Bond for said financial security, it shall include Township’s standard Bond Addendum.

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 8, 2007
Page 6 of 6**

FINAL PLANS FOR
CARROLL VILLAGE -
PHI – STAGE 1B

9. Provide a document for recordation for Stage 1B, that sets forth the operation and maintenance requirements and responsibilities for the Stormwater, landscaping, and street lights in accordance with Township Requirements in a form approved by the Township Solicitor.
10. A note must be added to the plan to the effect that the owner will be responsible for the maintenance of the angled parking spaces located along Tristan Drive.
11. Update the maintenance and protection of traffic plan per the plan markup provided.
12. The erosion control blanket and grading should extend to the limit of the eroded channel in the vicinity of the wetland. (Blanket not extended.)

PRELIMINARY
PLANS FOR
STONE HOLLOW

It was moved by Commissioner Hilbish, seconded by Commissioner Bates, and unanimously carried to table the review of the Preliminary Subdivision Plans for Stoney Hollow until the April 12, 2007 Planning Commission Meeting.

ZONING
ORDINANCE
AMENDMENTS

Mark Hilson informed the Planning Commission Members that the Zoning Ordinance Amendments were forwarded to York County Planning Commission for their review and comments.

ADJOURNMENT

It was moved by Commissioner Graham, seconded by Commissioner Hilbish, and unanimously carried to adjourn the meeting at 6:59 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary