

# CARROLL CITIZENS FOR SENSIBLE GROWTH

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Honorable John H. Chronister  
York County Courthouse  
45 North George Street  
York, PA 17401

RE: 2008-SU-1421-YO8

Dear Judge Chronister,

I am writing to you on behalf of residents of Carroll Township and Northern York County. The confidential negotiations regarding development plans for “Village at South Mountain,” conducted between unidentified representatives for Carroll Township and Dillsburg Ventures, are cause for public concern. “Ordinance Interpretation” and “how the property will be developed” are cited confidential issues that may lead to negotiation of waivers.

Northern York County has undergone dramatic changes in Zoning and SALDO ordinances over the past five (5) years, both in response to a surge in growth and to adopt the Northern York County Regional Comprehensive Plan. The Township denial of this plan was appreciated and supported by this community. Under Article XV, Corporate Powers, Section 1517, our Board of Supervisors exercised appropriate authority to meet their responsibility for sound fiscal management and protecting our health, safety, and welfare.

There is now concern that the Township has failed in pursuit to this end, by agreeing to the *confidentiality aspects* of the Negotiation Agreement. The site proposed for this plan directly impacts already failing storm water and traffic conditions. The recent July flood proved the extent of vulnerabilities, as Route 15 and all secondary roads cited on and near this proposed development plan are access to our only grocery store and two pharmacies. They all flooded during this emergency event. This flood was not an anomaly, but a representation of how severe conditions can become and the importance of proper planning. It is most important that negotiations not allow any waivers to storm water management.

While the developer cites “significant traffic improvements” as a benefit of the plan, improvements accommodate maximum build-out and will not improve any existing failing conditions. There are now four (4) public accesses onto northbound Route 15 in less than ½ mile. The proposed commercial access for this plan will make five (5). Off-site improvements the developer refers to as “not a basis for denial” (Ore Bank and Logan Roads) will be most critical. The commercial users will require SPECIAL ACCESS, not currently allowed, to accommodate supply traffic. To access businesses on the northbound (east) side of Route 15, southbound truck traffic is currently advised to travel nearly 40 additional miles to utilize Route 94 as a turn around. This is ridiculous and rarely heeded. In reality, Dillsburg Borough is heavily impacted by trucking reroutes. This region is already beleaguered with Route 15 safety issues.

Given that final approval of the plans rests in your hands, I humbly submit these concerns for your consideration where appropriate. Our concerns are only heightened by the lack of information and input. Residents, schools, businesses, emergency responders, and neighboring municipalities will have to live by its results. Lastly, I implore you to consider the removal of the confidentiality aspect from these negotiations, allowing timely public review of the negotiated agreements. Since the new timeline is also confidential, there is potential for this plan to reach final approval before any adequate public review and comment.

Thank you for your time and consideration.

Respectfully,  Deana Weaver, Co-Founder CCSG