



**CARROLL TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 22, 2024  
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1. Provide and address all York County Planning Commission Review Comments.
2. Remove references to Phase 3 in the Site Data.
3. Note waivers and variances approved for project under Preliminary Plan. Confirm if any new waivers are being requested for Phase 4.
4. Complete General Note 2 on Sheet 1 of 29 with recording information.
5. All certificates must be signed and sealed. (Section 501.b.(6))
6. The Owners must sign the plan (Section 501.b.(8)) and dated after the last plan revision.
7. Provide a letter of approval from Dillsburg Area Authority for the connection of proposed sewer and water mains to the existing lines, and sewer and water service to the development an proof of surety establishment. (Section 502.b)
8. Pay recreation fees of \$2,000 per buildable lot as approved by the Board, in lieu of dedication of recreation land. (Section 706.e)
9. Provide surety and escrow for improvements construction for Phase 4. Bonds must be self-renewing without limitations. A new estimate shall be provided, reviewed, and approved prior to recording the plan.
10. Provide Developer Agreement for Phase 4. Township Solicitor shall review prior to approval.

III. Stormwater Management – comments 1 through 5

1. Previous submittals, NPDES Permits and approvals apply to this plan.
2. Clarify comment in profile on Sheet 14 in balloon related to setting inlet and manhole tops.
3. Review Inlets at low points in Santa Anita at 32+27 and 40+50 and confirm stormwater path if inlets are blocked. Review to ensure homes are not within path or lower than overflow.
4. Provide any necessary updates to the stormwater management calculations and report based on the revisions to the plan as depicted on Sheet 14, since approval of Phase 3.

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5. Inlets and manhole locations and numbers are difficult to read due to overlapping spot elevation notes. Applies to Sheets 9-14.

IV. General Recommendations – comments 1 through 3

1. All fees must be paid prior to plan recording.
2. Recorder of Deeds block should include a space for an instrument number.
3. Phase 3 submission provided all supplemental data and reports for Phase 3 & 4. Confirm Township has adequate copies of all supplemental data for the Phase 4 Plan recording.

Commission Ryan abstained from the vote because he lives in Logan Meadows Phase I.

THANK YOU  
CERTIFICATE

Chairman Reed presented Commissioner Vincent Sabia a Certificate of Appreciation for serving on the Planning Commission since 2021. This was his last meeting for 2024.

ADJOURNMENT

It was moved by Commissioner Ryan, seconded by Commissioner Zimmerman, and unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary