

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
JUNE 10, 2024
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ROLL CALL SUPERVISORS – Dave Bush, Brent Sailhamer, and Libby Loudenslager

Zoom Attendee – Kelly Wall

ATTENDEES Faye Romberger, Jessica Baim, Phillip Brath, P.E., Brandon Slatt, Township Manager, Darrell Dethlefs, Esquire, Thomas Wargo, Chief of Police, Mark Snyder, Hector Morales, Vicky B Church, Jim Strupe, Frank Setlak, Curt Werner, Sheila Covert, Gene Baptisti, Ken Farner, Jeremiah Jones, John Schreiner, Jr., Thomas Redifer, Justin Rogerson, Michael Lohr, and Jared Sutch

Zoom Attendees – Jim Hess and Kristan Stagg

Carroll Township’s Municipal Building was opened to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.

CALL TO ORDER Chairman Sailhamer called the regularly scheduled meeting of the Carroll Township Board of Supervisors Meeting to order at 6:30 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

FIRE REPORT Chief Hector Morales, Northern York County Fire and Rescue; presented the Fire Report for the Month of May 2024.

Vicky Church – 17 Ashley Drive – questioned Chief Morales about the Safer Grant as far as if they applied for the grant.

Mark Snyder stated that they were advised by their grant writer not to apply for the Safer Grant because their chances were extremely low in being successful. Larger departments with huge call volumes and population have a better success rate.

POLICE REPORT Chief Thomas Wargo presented the Police Report for the Month of May 2024.

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AWARD BID TO
SELL CAR 2 A
2014 FORD TAURUS

It was moved by Supervisor Loudenslager, seconded by Chairman Sailhamer, and unanimously carried to award the bid to sell Car 2, a 2014 Ford Taurus Police Interceptor Sedan to Todd Ross, 42 N. Harlan Street, York, PA for the amount of \$6,800.00.

JOHN SCHREINER
DETECTIVE
SERGEANT
RETIREMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to accept Detective Sergeant John R. Schreiner, Jr. letter of retirement from the Carroll Township Police Department with 28 years of service effective June 02, 2024.

RESOLUTION
NUMBER
2024-14
RECOGNIZING
JOHN SCHREINER
RETIREMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to adopt Resolution Number 2024-14 – A Resolution of the Board of Supervisors of Carroll Township, York County, Pennsylvania, recognizing Detective Sergeant John R. Schreiner, Jr. retiring from the Carroll Township Police Department with 28 years of service effective June 02, 2024.

Officer Redifer present Detective Sergeant John R. Schreiner, Jr. a shadowbox from the Carroll Township Police Department, which included his stripes, pins, badge, and an American Flag that was flown at the Carroll Township Municipal Building.

START THE
PROCESS TO
PROMOTE
WITHIN FOR A NEW
SERGEANT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to authorize Chief Thoams Wargo to start the process to accept applications from within the Department to promote an Officer to Sergeant.

APPROVAL OF THE
TREASURER'S
REPORT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to approve the Treasurer's Report dated June 10, 2024, as submitted, which includes the Open Bill List up to and including June 05, 2024, in the amount of \$79,137.48, Cash Flow Reports for May 2024, compared to Budget Reports for May 2024, and Check Register Report for May 2024 to ratify the May 2024 Bill List.

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PUBLIC COMMENT Chairman Sailhamer asked for public comment.

Vicky B. Church – 17 Ashley Drive – was looking for a follow-up to the Fire Department Report that was given last month. She stated that Mr. Keith Kuykendall at last month's meeting said the Fire Company does not have the right fire equipment to meet today's requirements. She wants to know what equipment the Fire Company has and what equipment is needed. Did the Township receive an up-to-date 2024 Budget showing current figures for the Fire Company?

Mark Snyder stated there are no up-to-date figures available for the 2024 Budget. The 2025 Budget will be available in August. Mr. Snyder stated that he told Supervisor Wall that it is impossible to prepare a five-year budget in one month.

Jeremiah Jones sent a letter on behalf of the South Mountain Estates Homeowners Association dated May 30, 2024, to the Board of Supervisors concerning issues at the R. F. Fager Company Facility located at 1278 Gettysburg Pike. The letter listed several sections of the Carroll Township Subdivision and Land Development Ordinance that they feel were missed in the review process. The Association would like the Board to instruct the Township Zoning Officer and Township Engineer to review these pertinent sections. He would like this matter to be placed on the July 01, 2024, Board of Supervisors Work Session Agenda for further discussion.

Supervisor Bush stated that he has been talking to Mr. Fager about the fan issue. The one thing they talked about was running the fans at half speed. He also stated they talked about air pollution.

Supervisor Loudenslager stated an air quality check can be done.

Brandon Slatt, Township Manager, stated that the building emergency lights at the back of the building over the emergency doors are required by PA Uniform Construction Code (UCC).

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Vicky Church stated that the Homeowners Association should call OSHA.

MAY 06, 2024
WORK SESSION
MINUTES

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to approve the May 06, 2024, Board of Supervisors Work Session Minutes as submitted.

MAY 13, 2024
MEETING
MINUTES
TABLED

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to table the May 13, 2024, Board of Supervisors Meeting Minutes until July 08, 2024 Board of Supervisors Meeting.

PRELIMINARY
PLANS FOR
SOMERTON GLEN
CONDITIONALLY
APPROVED

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to grant the following waiver requests for the Preliminary Subdivision and Land Development Plan for Somerton Glen Single Family Residential Development for MidPenn Estates contingent upon that the waiver request number 6 be included in the HOA documents and reviewed and approved by Michael Pykosh, Township Solicitor:

- V. Waivers – comment numbers 1 through 9
1. Sidewalks shall be provided in residential areas where majority of lots have less than 125' of street frontage (§435-45.B). Applicant requesting a waiver from ordinance requirement along Mountain Road (SR4040). The Planning Commission recommended waiver.
 2. Curbing shall be constructed along all existing street frontlines (§435-45.C). Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.
 3. Plan & Profiles must be provided on same sheet for street, SWM, Sanitary Sewers, Water Distribution System per §435-26.J; Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.
 4. Profile, sheets must be drawn at 1:10 ration, vertical to horizontal (§435-23.A); Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.

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5. All Profile sheets shall include corresponding horizontal alignment with utilities (§435-28.E); Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.
6. The side slopes shall not be less than four horizontal to one vertical (4:1) for residential zones. (§428-17.G.1(d)). Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver. **(Contingent upon being included in the HOA documents and reviewed and approved by Michael Pykosh, Township Solicitor.)**
7. Minimum slope within a basin shall be one-percent positive grade from the low-flow channel. (§428-17.G.1(k)). Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.
8. The Plan shall show the location of existing healthy trees with a caliper of six inches or more as measured at a height of 4 1/2 feet above existing grade. (§435.25(F)) Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.
9. Existing wooded areas shall be protected to prevent unnecessary destruction. Healthy trees with a caliper of six inches or more as measured at a height of 4 1/2 feet above existing grade, shall not be removed unless their location interferes with a planned improvement that cannot be relocated to coordinate with the existing wooded areas. At least 25% of the number of trees (size described above) that exist at the time of plan submission shall be maintained or replaced immediately following construction. Replacement trees shall be a minimum trunk caliper of two inches at a height of six inches above finished grade. Plans shall be submitted showing existing trees and proposed construction in conformance with this section. (§435.52(B)) Applicant requesting a waiver from ordinance requirement. The Planning Commission recommended waiver.

It was moved to conditionally approve the Preliminary Subdivision and Land Development for Somerton Glen Single Family Residential Development for MidPenn Estates

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contingent upon addressing all of the following comments in Phillip Brath's Comment Letter dated May 29, 2024:

- II. Subdivision and Land Development (Chapter 435) – comment numbers 1 and 2
 - 1. Waiver Statement must be revised, upon action of the board on the Request to Acknowledge the Outcome of Requested Waiver §435-26.O;
 - 2. Owners statement on plan must be executed and dated after last revision date on plan §435-28.C.

- III. Stormwater (Chapter 428) – comment numbers 1 through 3
 - 1. General Comment – Any Revisions to the E&S Plans or NPDES Permit for the site may require changes to this SWM Plan.
 - 2. All stormwater management plans and reports shall be signed and sealed by individuals registered in the Commonwealth of Pennsylvania and qualified to perform such duties. (§428-17.A(2)).
 - 3. All outlets discharging onto adjacent property owner's properties must have adjacent property owner's written permission. (§428-17.G(5)) Permission shall be provided prior to recording Final Plan.

- IV. General – comment numbers 1 through 3
 - 1. Proposed street name must be approved by the Township.
 - 2. The HOA Bylaws, Rules and Regulations, Declarations and Covenants, Public Offering Statement, and Easement Agreements have been submitted and are available for Solicitor review.
 - 3. The driveway apron detail should be revised. ADAAG does not permit the cross slope of the sidewalk to exceed 2 percent. The proposed driveway crossings appear to have grade changes in the sidewalk corridor that have cross slopes greater than 2 percent. Driveway crossings without level landings force users to travel over the sidewalk flares and exceed cross slopes.

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PRELIMINARY
PLAN FOR
CARROLL
TOWNSHIP
TOWNHOMES
DILLSBURG LAND
LLC TIME
EXTENSION

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to table and accept the time extension for the review of the Preliminary Subdivision and Land Development Plan for Carroll Township Townhomes – Dillsburg Land, LLC until January 02, 2025.

PRELIMINARY
PLAN FOR
941 YORK ROAD
WAREHOUSE
YORK LAND
DEVELOPMENT, LLC
TIME EXTENSION

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to table and accept the time extension for the review of the Preliminary Subdivision and Land Development for 941 York Road Warehouse for York Land Development, LLC until July 31, 2024.

PRELIMINARY
PLAN FOR
STONY RUN
VILLAGE
BLG
CONSTRUCTION, LLC
TIME EXTENSION

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to table and accept the time extension for the review of the Preliminary/Final Subdivision and land Development Plan Stony Run Village for BLG Construction, LLC until August 31, 2024.

PLAN REVIEW
POLICY AND
PROCEDURE
APPROVED

It was moved by Chairman Sailhamer, seconded by Supervisor Bush, and unanimously carried to adopt the Subdivision and Land Development Plan Review Policy and Procedure dated June 10, 2024, as modified by the red line edits.

TODD RYAN
RESIGNATION
FROM THE
CARROLL TWP.
PLANNING
COMMISSION

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to accept the resignation of Todd Ryan from the Carroll Township Planning Commission effective June 01, 2024, and authorize the Township Staff to advertise for Letter of Interests to fill the vacant seat.

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**COMMITTEE
REPORTS**

Recreation – Supervisor Loudenslager stated that Supervisor Bush, Brandon Slatt, Township Manager, and herself are still working on locations for future recreational areas.

ADJOURNMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to adjourn the meeting at 7:36 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary