

# Carroll Township Zoning Hearing Board

Business Meeting Minutes

Monday April 24<sup>th</sup>, 2023 @ 6:00pm

Meeting attendees were:

Gary Reihart – ZHB Chairman

Rich Gensler – Vice Chairman

Frank Setlak – ZHB Secretary

Deana Weaver – ZHB Alternate Board Member

Brandon Slatt – Carroll Township Zoning Officer

John R. Wilson – Solicitor from CGA Law Firm

Following are the meeting minutes from the Zoning Hearing Board (ZHB) business meeting held on April 24<sup>th</sup>, 2023. The meeting was held at the Carroll Township offices.

1. A motion was made to accept the December 13<sup>th</sup>, 2022 ZHB business meeting minutes into record. The motion was seconded and passed unanimously.
2. Gary Reihart stated that the ZHB needed to perform its annual reorganization for 2023:
  - a. A motion was made for Gary Reihart to be appointed Chairman of the ZHB which was seconded and opened for comments before voting. Deana Weaver said that she objected to Gary remaining the Chairman of the board and stated that there was an agreement in the past that the Chair position would rotate. Deana continued to accuse Gary of misconduct stating she has new evidence and provided newspaper articles to John Wilson (ZHB Solicitor) for his reading pleasure. The vote on the motion passed unanimously.
  - b. A motion was made for Rich Gensler to be appointed Vice-Chairman. The motion was seconded and passed unanimously.
  - c. A motion was made for Frank Setlak to be appointed Secretary. The motion was seconded and passed unanimously.
  - d. A motion was made for John R. Wilson of CGA Law Firm to be appointed Solicitor. The motion was seconded and passed unanimously.
  - e. A motion was made for all ZHB members to be appointed as Hearing Officers. The motion was seconded and passed unanimously.
  - f. A motion was made for the ZHB meetings be held on the 4<sup>th</sup> Monday of each month at 6:00pm as requested. The motion was seconded and passed unanimously.
  - g. A motion was made for Roxy Cressler to be appointed Hearing Stenographer. The motion was seconded and passed unanimously.
3. The business meeting was recessed to commence with the hearing for docket 2023-001.
4. The hearing portion of the meeting was adjourned to continue with the business meeting.
5. The Board reviewed the attached ZHB expenses incurred in the past six (6) years. Gary Reihart stated that the MPC clarifies that the ZHB is to set an annual budget and he wanted

to look at the historical costs of the Board to determine what we should be ready to submit to the Board of Supervisors (BOS) a 2024 budget for the ZHB. The Board and Brandon Slatt discussed the cost differences from 2017-2021 versus 2022. Several reasons were brought up as to why 2022 expenses were significantly higher than historical expenses. Some of these reasons discussed was that the previous Solicitor's rate was very low compared to the current solicitor rates of 2022. There tends to be higher Solicitor rates where there is a transition of the position. The Board unanimously agreed that the detail and quality of what John Wilson provides the Board is at a higher level of service to the ZHB and the Township than what was provided or requested in the past.

Looking at the 2022 expenses, and knowing the Board completed 13 hearings with some having continuances, the cost was \$1,483 per hearing. If we assume hearing twelve (12) public requests in 2023, the Board's expenses are projected to be \$17,803. Brandon Slatt stated that the expense budget the BOS approved for 2023 is \$26,000. The Board felt assured that the budgeted expenses would be more than sufficient for 2023, of course it always depends on the number of Hearing requests in the year.

6. A motion was made to adjourn the meeting, which was seconded, and unanimously passed.

### Zoning Hearing Board Budget Summary

	\$700 Hearing Fee			\$800 Hearing Fee		
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Revenues	\$4,900.00	\$8,400.00	\$4,200.00	\$3,200.00	\$6,400.00	\$10,400.00
Expenditures	<u>\$3,577.50</u>	<u>\$7,504.50</u>	<u>\$2,732.80</u>	<u>\$3,835.90</u>	<u>\$5,902.55</u>	<u>\$19,287.00</u>
	\$1,322.50	\$895.50	\$1,467.20	-\$635.90	\$497.45	-\$8,887.00

13  
HEARINGS  
#1483

12 = 17,803