

Carroll Township Zoning Hearing Board

January 2025 Business Meeting Minutes

Meeting attendees were:

Gary Reihart – Chairman

Rich Gensler – Vice Chairman

Frank Setlak – Secretary

Linda Fiscus – Alternate Board Member

Brandon Slatt – Carroll Township Zoning Officer

John Wilson – Zoning Hearing Board Solicitor

Following are the meeting minutes from the Zoning Hearing Board (ZHB) business meeting held on Jan 27th, 2025 at 6:00pm at the Carroll Township offices:

1. Everyone stood to recite the Pledge of Allegiance.
2. Chairman Reihart started the meeting announcing the requirement to perform the annual Board reorganization for 2025:
 - a. A motion was made for Gary Reihart to be appointed Chairman of the ZHB. The motion was seconded and 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 4th 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. A motion was made to accept the Nov 25th, 2024 ZHB business meeting minutes into record. The motion was seconded and passed unanimously.
4. The business meeting was recessed to commence with the hearing for Special Exception request 2025-001.
5. The hearing portion of the meeting was adjourned to continue with the business meeting.
6. Board member Setlak provided the Board with an updated expense report for 2024. There were no questions regarding the report (attached). Setlak stated that there were two more

invoices to be recorded for 2024 and he would update the report to be sent with the meeting minutes.

7. The Board moved into an Executive Session to review and discuss the pending land use appeal in York County Court of Common Pleas.
8. After the Executive Session ended the Board discussed the conflicting language in the zoning ordinances that came up in the hearing this evening. It was regarding the maximum height of a building in a zoning district vs. allowances for certain development, in this case, a religious facility. Article 450-105 describes that the greater restriction applies when the zoning ordinances conflict. The Board made a motion which was seconded, and unanimously passed to have Solicitor Wilson perform some research on the entire language in 450-105 to assist and better guide the Zoning Officer and the Board in decisions regarding ordinance conflicts. Mr. Wilson is to submit his findings and suggestions to Brandon Slatt and the Board.
9. A motion was made to adjourn the meeting, which was seconded, and unanimously passed.

Carroll Township Zoning Hearing Board

2024 Expense Report

Date Received	Date Approved	Invoice #	Expense	Fee Paid	Docket #	Applicant	Payee	Comments
1/31/2024	N/A	N/A	N/A	\$400	2024-001	Tiday Bors Homes, LLC	Carroll Township	Applicant fee paid
2/26/2024	N/A	N/A	\$150.00		2024-001	Tiday Bors Homes, LLC	Board Members Pay	
3/11/2024	3/12/2024	264357	\$855.00		2024-001	Tiday Bors Homes, LLC	CGA Law Firm	Prepare for hearing and attending hearing
3/22/2024	3/25/2024	1268848	\$156.20		2024-001	Tiday Bors Homes, LLC	Dillsburg Banner	
5/1/2024	5/1/2024	266336	\$450.00		2024-001	Tiday Bors Homes, LLC	CGA Law Firm	Hearing and written decision
2/28/2024	N/A	N/A	N/A	\$400	2024-002	Weaver Appeal	Carroll Township	Applicant fee paid
3/22/2024	3/25/2024	1268859	\$134.60		2024-002	Weaver Appeal	Dillsburg Banner	
4/9/2024	N/A	N/A	\$150.00		2024-002	Weaver Appeal	Board Members Pay	
5/1/2024	5/1/2024	266337	\$2,385.00		2024-002	Weaver Appeal	CGA Law Firm	Preperation for the appeal & attend appeal
6/10/2024	6/10/2024	267868	\$615.00		2024-002	Weaver Appeal	CGA Law Firm	Communicatons and prepare written decision
9/3/2024	9/3/2024	272984	\$2,575.00		2024-002	Weaver Appeal	CGA Law Firm	Land use appeal with York County Court
9/23/2024	9/23/2024	276251	\$1,090.00		2024-002	Weaver Appeal	CGA Law Firm	Continued work with Attorney Galloway
3/27/2024	N/A	N/A	N/A	\$1,500	2024-003	James & Sharon Hess	Carroll Township	Applicant fee paid
5/10/2024	5/13/2024	1269060	\$156.20		2024-003	James & Sharon Hess	Dillsburg Banner	Solar Farm
5/14/2024	N/A	N/A	\$150.00		2024-003	James & Sharon Hess	Board Members Pay	
6/10/2024	6/10/2024	267869	\$900.00		2024-003	James & Sharon Hess	CGA Law Firm	Prepare for hearing and attending hearing
6/10/2024	6/10/2024	267936	\$630.00		2024-003	James & Sharon Hess	CGA Law Firm	Final written decision
4/29/2024	N/A	N/A	N/A	\$800	2024-004	David Weaver Appeal	Carroll Township	Applicant fee paid
5/20/2024	5/20/2024	1269080	\$264.20		2024-004	David Weaver Appeal	Dillsburg Banner	
6/10/2024	6/10/2024	267938	\$780.00		2024-004	David Weaver Appeal	CGA Law Firm	Analyze application and attend hearing
6/11/2024	N/A	N/A	\$75.00		2024-004	David Weaver Appeal	Board Members Pay	Hearing date of 5/28/24
7/25/2024	7/25/2024	269993	\$835.00		2024-004	David Weaver Appeal	CGA Law Firm	Legal support on appeal with York County
7/25/2024	7/25/2024	269992	\$930.00		2024-004	David Weaver Appeal	CGA Law Firm	Review and analyze transcripts
9/23/2024	9/23/2024	276250	\$350.00		2024-004	David Weaver Appeal	CGA Law Firm	Continued work with Attorney Galloway
12/30/2024	12/31/2024	288142	\$129.00		2024-004	David Weaver Appeal	CGA Law Firm	Continued work: Galloway & Township
4/22/2024	N/A	N/A	N/A	\$400	2024-005	Angelique Poragratti Appeal	Carroll Township	Applicant fee paid
5/20/2024	5/20/2024	1269081	\$177.80		2024-005	Angelique Poragratti Appeal	Dillsburg Banner	
6/10/2024	6/10/2024	267937	\$645.00		2024-005	Angelique Poragratti Appeal	CGA Law Firm	Analyze application and attend hearing
6/11/2024	N/A	N/A	\$75.00		2024-005	Angelique Poragratti Appeal	Board Members Pay	Hearing date of 5/28/24
7/25/2024	7/25/2024	269991	\$570.00		2024-005	Angelique Poragratti Appeal	CGA Law Firm	Analyze zoning regulations & consult with Craig
10/28/2024	N/A	N/A	N/A	\$400	2024-006	Dallas & Caitlin Feldman	Carroll Township	Applicant fee paid
12/15/2024	N/A	N/A	\$150.00		2024-006	Dallas & Caitlin Feldman	Board Members Pay	Hearing date of 11/25/24
12/30/2024	12/31/2024	288143	\$808.50		2024-006	Dallas & Caitlin Feldman	CGA Law Firm	Prepare for hearing and attending hearing
1/27/2025	1/28/2025	290312	\$816.00		2026-006	Dallas & Caitlin Feldman	CGA Law Firm	Final written decision
6/10/2024	6/10/2024	267935	\$210.00		General	General Representation	CGA Law Firm	Calls with Slatt & Reihart on appeals
12/30/2024	12/31/2024	288141	\$82.50		General	General Representation	CGA Law Firm	Calls with Reihart & Setlak
1/27/2025	1/28/2025	290312	\$33.00		General	General Representation	CGA Law Firm	Meeting agenda communication with Setlak

Total Expenses & Fees Paid: \$17,328.00 \$3,900