

Carroll Township Zoning Hearing Board

September 22, 2025 Business Meeting Minutes

Meeting attendees were:

Gary Reihart – Chairman

Rich Gensler – Vice-Chairman

Frank Setlak – Secretary

Brandon Slatt – Carroll Township Zoning Officer

John Wilson – Zoning Hearing Board Solicitor

The following are the meeting minutes of the Zoning Hearing Board (ZHB) business meeting held on Monday September 22nd, 2025 at 6:00pm at the Carroll Township offices:

1. Everyone stood to recite the Pledge of Allegiance.
2. A motion was made to accept the August 25th, 2025 ZHB business meeting minutes into record. The motion was seconded and passed unanimously.
3. The business meeting was recessed to commence with the hearing for Variance requests of docket 2025-005.
4. The hearing portion of the meeting was adjourned to continue with the business meeting.
5. Board member Setlak requested to have an Executive Session with the Board to confer with legal counsel regarding pending land use appeals of Weaver/Deane/Poragratti and their settlement proposal.
 - a. After the executive session was completed, and conversations with the legal counsel for the Deane/Poragratti party finished, the Board commenced with a motion: A motion was made to ratify the settlement agreement, which is to be attached as an exhibit to the amended easement agreement when it is recorded. Should the recorder of deeds refuse to record the amended easement agreement with the settlement agreement as an exhibit, such refusal will not constitute an invalidation of the settlement agreement. If such refusal occurs, the settlement agreement will be recorded separately with the recorder of deeds office. The motion was seconded and passed unanimously.
6. Board member Setlak was to provide the Board with an updated expense report for 2025 but forgot to bring the report to the meeting. Setlak stated he would email the Board the updated expense report the next day, which was completed.
7. The Board discussed upcoming zoning changes from the draft Comprehensive Plan, changes collected by Brandon Slatt over the last few years and suggested drafts for data center language to update into our ordinances. Slatt felt it was best to compile all the zoning changes into one update once the Comp Plan is adopted. Setlak was pushing to move data center language ahead of the rest of the zoning changes, but Slatt mentioned that the cost

to do so would almost double doing it separately. Slatt felt we can move quickly with proposed zoning changes once the Comp Plan is adopted. Setlak stressed the importance of protecting the Township residences from the massive resources data centers consume and excrete. Solicitor Wilson stated that a standard data center can use up to 1 million gallons of water per day.

It was brought up that research on existing data centers shows they can bring up to \$1 million in tax revenue and in some instances, have donated \$15 million to schools. Setlak cautioned again, that the priority must remain protecting our residents, because the lack of residential water (public or well), and potential pollution of our water ways, can kill a township. The group agreed.

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

Carroll Township Zoning Hearing Board

2025 Expense Report

Date Received	Date Approved	Invoice #	Expense	Fee Paid	Docket #	Applicant	Payee	Comments
2/10/2025	2/11/2025	293842	\$82.50		2024-004	David Weaver Appeal	CGA Law Firm	Continued work with Township solicitor
3/6/2025	3/11/2025	297031	\$66.00		2024-004	David Weaver Appeal	CGA Law Firm	Continued work with Township solicitor
7/17/2025	7/17/2025	309689	\$99.00		2024-004	David Weaver Appeal	CGA Law Firm	Review and analyze docket
12/18/2024	N/A	N/A	N/A	\$1,400	2025-001	Celebrations Church	Carroll Township	Applicant fee paid
2/11/2025	N/A	N/A	\$150.00		2025-001	Celebrations Church	Board Members Pay	
4/28/2025	4/28/2025	301772	\$1,581.00		2025-001	Celebrations Church	CGA Law Firm	Review application, hearing, written decision
2/28/2025	N/A	N/A	N/A	\$1,400	2025-002	DRB Homes - Justin Clark	Carroll Township	Applicant fee paid
4/21/2025	N/A	N/A	\$150.00		2025-002	DRB Homes - Justin Clark	Board Members Pay	
4/28/2025	4/28/2025	301771	\$1,287.00		2025-002	DRB Homes - Justin Clark	CGA Law Firm	Review application, hearing, written decision
5/6/2025	5/7/2025	1207613	\$177.80		2025-002	DRB Homes - Justin Clark	Dillsburg Banner	Legal notice on hearing
7/20/2025	N/A	N/A	N/A	\$400	2025-003	Chris McLean	Carroll Township	Applicant fee paid
8/29/2025	9/2/2025	2025-57	\$100.00		2025-003	Chris McLean	Browns Court Reporting	
9/10/2025	N/A	N/A	\$75.00		2025-003	Chris McLean	Board Members Pay	
7/24/2025	N/A	N/A	N/A	\$400	2025-004	Robert & Michelle Woyshner	Carroll Township	Applicant fee paid
8/29/2025	9/2/2025	2025-57	\$100.00		2025-004	Robert & Michelle Woyshner	Browns Court Reporting	
9/10/2025	N/A	N/A	\$75.00		2025-004	Robert & Michelle Woyshner	Board Members Pay	
1/27/2025	1/28/2025	290312	\$33.00		General	General Representation	CGA Law Firm	Meeting agenda communication with Setlak
4/17/2025	4/21/2025	300483	\$231.00		General	General Representation	CGA Law Firm	Research on use not provided for

Total Expenses & Fees Paid: **\$4,207.30** **\$3,600**

Docket #	Expense Total
2024-004	\$247.50
General	\$264.00
2025-001	\$1,731.00
2025-002	\$1,614.80
2025-003	\$175.00
2025-004	\$175.00
Grand Total	\$4,207.30