

**CARROLL TOWNSHIP  
PLANNING COMMISSION  
CONTINUATION OF THE MARCH 25, 2021  
PUBLIC HEARING  
ON THE AMENDMENTS TO  
CARROLL TOWNSHIP ZONING ORDINANCE  
AND ZONING MAP  
APRIL 22, 2021  
Page 1 of 4**

**ROLL CALL**

COMMISSIONERS – Perry Bates, Linda Fiscus, Alexis Isenberg, Chad Reed, Earnie Zimmerman, and Brian Linsenbach

ATTENDEES – Phillip Brath, P.E., Faye Romberger, Duane Stone, Esquire, Brandon Slatt, Kelley Moyer -Schwille, Kelley Briones, Paul Briones, Jr., John Norfolk, David Hazen, Dominic DePalma, Stephane Coxon, Sherry Sirianni, and Bruce Trostle

ATTENDEES ON ZOOM – Peggie Williams, Karen Topper, P. J. Kubaitis, Matthew McAneny, Sara Westhafer, Greg Quigley, and Whitaker

**CALL TO ORDER**

Chairman Reed called the Public Hearing of the Carroll Township Planning Commission for the proposed amendments to the Carroll Township Zoning Ordinance and Zoning Map to order at 7:55 p.m. The location of the hearing is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**CHAIRMAN  
COMMENTS**

Chairman Reed stated this is a continuation of the March 25, 2021 hearing on the required public hearing for amending the Carroll Township Zoning Ordinance and Zoning Map.

**TOWNSHIP  
ENGINEER  
COMMENTS**

Phillip Brath, Township Engineer, gave a brief statement on the proposed changes to the Carroll Township Zoning Ordinance and Zoning Map.

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**Page 2 of 4**

**OPEN FLOOR  
FOR COMMENTS**

Chairman Reed opened the floor for public comments on the Carroll Township Zoning Ordinance and Zoning Map amendments.

David Hazen – 2 Grandview Drive – questioned the property zoning at the corner of U.S. Rt. 15 and Golf Course Road. This property is zoned Industrial. He would like this property changed to MU1. He also presented a petition signed by 45 residents and voters of Carroll Township. This petition supports rezoning the property in question to Mixed Use 1 instead of Industrial.

Sherry Sirianni – York Road – questioned the zoning of Industrial beside her property. She asked how this would impact the area.

The public comment period for the amendments to the Carroll Township Zoning Ordinance and Zoning Map were closed at 8:30 p.m.

**COMMISSIONERS  
DISCUSSIONS**

The following items were discussed by the Commissioners that came out of the March 25, 2021 Public Hearing and the motions that follow came out of these discussions.

1. Mixed-Use-1 Zoning along Old York Road (Hersey Command)
2. Industrial to Mixed-Use-1 along Golf Course Road
3. Remove added restriction on roosters and free-range
4. Properties along Golf Course Road RS-3 to MU-1
5. Sheffield Drive properties RS-1 to RA
6. Revision regarding recreation trails in Conservation Subdivision
7. MU-2 back to AC or RA (Beamer Property)
8. Warehousing as Conditional Use in MU-1 adjacent to Industrial Zone

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Page 3 of 4**

**MOTIONS**

It was moved by Commissioner Linsenbach, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors that Parcel OC-0156EO along Old York Road be Zoned Residential Suburban -2 and follow the property lines.

It was moved by Commissioner Isenberg, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors no change to the current Industrial Zone, South of Golf Course Road.

It was moved by Commissioner Linsenbach, seconded by Commissioner Zimmerman, and unanimously carried to recommend to the Board of Supervisors that the removal of restriction of free-range animal wording, and prohibition of roosters in the RS-1, RS-2, and RS-3 Zones on lots less than 1.0 acre.

It was moved by Commissioner Linsenbach, seconded by Commissioner Fiscus, and unanimously carried to recommend to the Board of Supervisors that the Zoning of 3 parcels along Golf Course Road from RS-3 to MU-1 as shown on proposed Zoning Map.

It was moved by Commissioner Linsenbach, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors that the Zoning parcels along Creek Road and Sheffield Drive be changed from RS-1 to RA as shown on proposed Zoning Map.

It was moved by Commissioner Linsenbach, seconded by Commissioner Zimmerman, and carried to recommend denial to the Board of Supervisors that the text changes be added to Conservation Subdivision and Industrial Sections concerning preservation of historical alignments/corridors.

Commissioner Fiscus voted no.

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Page 4 of 4**

**MOTIONS  
CONINTUES**

It was moved by Commissioner Linsench, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors that there is no change to the current Mixed Use-2 Zone, at Route 74 and Camp Ground Road.

It was moved by Commissioner Linsench, seconded by Commissioner Isenberg, and unanimously carried to recommend to the Board of Supervisors to add Warehousing as a Conditional Use in the Mixed Use -1 Zone when directly adjacent to an Industrial Zone.

It was moved by Commissioner Linsench, seconded by Commissioner Bates, and unanimously carried to recommend to the Board of Supervisors that the Township Board of Supervisors adopt the proposed Zoning Ordinance and Zoning Map Amendments with the Revisions moved on at this hearing.

**TRANSCRIPT  
OF THE HEARING**

The complete transcript will be available for review at the Carroll Township Municipal Building when it is available.

**ADJOURNMENT**

It was moved by Commissioner Isenberg, seconded by Commissioner Linsench, and unanimously carried to adjourn the hearing for the Amendments to the Carroll Township Zoning Ordinance and Zoning Map at 9:09 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary