CARROLL TOWNSHIP ZONING HEARING BOARD
AGENDA

Date: Monday October 26, 2026 @ 6:00 PM

1. **Call to order**: Linda Fiscus, Chair

2. All rise for the Pledge of Allegiance of the United States

3. **MOTION** to accept the June 22nd, 2026 ZHB business meeting minutes into record.

Docket No. 2026-005

4. **Owner/Applicant name and address:** Northern York County School District, 650 S. Baltimore Street, Dillsburg, PA 17019

5. **Property location:** 602 S. Baltimore Street, Dillsburg, PA 17019

6. **Statement of Hearing Purpose:** This is an application proposing the construction of a middle school and associated parking facilities on property located in the Residential Suburban – 3 (RS-3) Zoning District.

   The applicant is seeking a Variances of Article 3 (Specific Criteria) – Section 450-370.C – Parking within required setbacks, and Section 450-370.E – 30' Perimeter Landscape Buffer, Article 4 (General Provisions) Section 450-412.C – 15' Parking Lot Landscape Buffer and Section 450-416.F – Interior Parking Lot Landscaping, of the Code of the Township of Carroll. The applicant proposes to construct a new middle school and parking facilities with relief from the above mentioned requirements.

7. **Chairman**: If you wish to be considered a party to this hearing – meaning you wish to testify, ask questions of the applicant, and have the right to appeal this decision – please stand up and be sworn in by our stenographer. However, if you simply wish to make a public comment regarding this application, you will have an opportunity to do so at the end of this hearing.

8. **Stenographer**: Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing

9. Application & Filing Requirements confirmed by the Zoning Officer:
   a. Have the proper notifications been sent to adjoining property owners?
   b. Has this Hearing been properly advertised as required?
   c. Have the appropriate fees been paid by the applicant(s)?

10. Applicant's presentation to the Zoning Hearing Board as per their application request.
    a. Those in Standing cross-examine applicant(s) and/or make their presentation.
    b. Applicant and Board cross examines those in Standing.

11. **Chairman**: Time for Public Comment

12. **ZHB Solicitor's Comments** – CGA Law Firm

13. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 3 (Specific Criteria) – Section 450-370.C – Parking within required setbacks, of the Code of the Township of Carroll.

14. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 3 (Specific Criteria) – Section 450-370.E – 30' Perimeter Landscape Buffer, of the Code of the Township of Carroll.

15. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) – Section 450-412.C – 15' Parking Lot Landscape Buffer, of the Code of the Township of Carroll.

16. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) – Section 450-416.F – Interior Parking Lot Landscaping, of the Code of the Township of Carroll.

17. **Motion** to adjourn the hearing.

18. A copy of the ZHB expenses will be distributed at the meeting for Board review – Rich Gensler

19. **Motion** to adjourn the business meeting.