

**CARROLL TOWNSHIP ZONING HEARING BOARD
AGENDA**

Date: Monday April 22nd, 2024 @ 6:00 PM

1. **Call to order:** Gary Reihart, Chairman
2. All rise for the Pledge of Allegiance of the United States
3. **MOTION** to accept the Mar 25th, 2024 ZHB business meeting minutes into record.

Docket No. 2024-003

4. **Owner name and address:** James & Sharon Hess of 45 Golf Course Road in Dillsburg, PA 17019
5. **Applicant name and address:** York County PA S3, LLC of 190 Ottley Drive NE, Studio H in Atlanta, GA 30324
6. **Property location:** 45 Golf Course Road, Dillsburg, PA 17019
7. **Statement of Hearing Purpose:** The applicant is requesting to be granted permission to construct and operate a commercial solar energy farm facility in the Mixed Use -1 (MU-1) zoning district. The applicant is seeking a Special Exception from the Zoning Hearing Board pertaining to Chapter 450 (Zoning) Article 2 (Zone Regulations) – Section 450-212 (Table of Land Uses by District) of the Code of the Township of Carroll. The applicant proposes to construct and operate a commercial solar energy farm facility at the above address.
8. **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.
9. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
10. 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)?
11. 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.

12. **Chairman:** Time for Public Comment
13. **ZHB Solicitor's Comments** - John R. Wilson
14. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Special Exception request of Article 2 (Zone Regulations) Section 450-212 (Table of Land Uses by District) allowing the applicant to operate a commercial solar energy farm facility at 45 Golf Course Road, Dillsburg, PA 17019.
15. **Motion** to adjourn the hearing.
16. A copy of the ZHB expenses will be distributed at the meeting for Board review.
17. Update on the Comprehensive Plan revision – Frank Setlak
18. **Motion** to adjourn the business meeting.

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