

# CARROLL TOWNSHIP ZONING HEARING BOARD

## AGENDA

Date: Monday June 26<sup>th</sup>, 2023 @ 6:00 PM

1. **Call to order:** Gary Reihart, Chairman
2. **Chairman:** Notice to all attendees; please sign the attendance sheet as you come into the Hearing room.
3. **MOTION** to accept the May 22<sup>nd</sup>, 2023 ZHB business meeting minutes.
4. Recess business meeting for Zoning Hearings

### Docket No. 2023-003

5. **Owner/Applicant name and address:** Dale, Reta & Brian Steager, 97 Creek Road, Dillsburg, PA 17019
6. **Property location:** 97 Creek Road, Dillsburg, PA 17019
7. **Statement of Hearing Purpose:** The applicant is seeking a variance to be granted permission to construct a second single-family dwelling on a single lot located in the Agricultural Conservation (AC) Zoning District that does not meet the Carroll Township Code for the required minimum lot width.
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 variance request of Article 2 (Zone Regulations) – Section 450-201.G – Table of Dimensional Requirements for the Agricultural Conservation Zone to construct an additional Single-family dwelling with a minimum lot width at street right-of-way of \_\_\_\_\_.
15. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 2 (Zone Regulations) – Section 450-409 to erect more than one principal use on a lot.
16. **Chairman:** This hearing is adjourned.

**Docket No. 2023-004**

17. **Owner/Applicant name and address:** Northern York County School District, 650 S. Baltimore Street, Dillsburg, PA 17019
18. **Property location:** 650 S. Baltimore Street, Dillsburg, PA 17019
19. **Statement of Hearing Purpose:** The applicant is seeking a variance to Article 3 section 450-370.B and Article 4 section 450-416.F asking to be granted permission to construct additions to the Elementary and Middle Schools, and also parking and access drive improvements in the Residential Suburban - 3 (RS-3) Zoning District that do not meet impervious coverage and interior landscaping code requirements.
20. **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.
21. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
22. 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)?
23. 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.

24. **Chairman:** Time for Public Comment
25. **ZHB Solicitor's Comments** - John R. Wilson
26. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 3 (Specific Criteria) – Section 450-370.B (Maximum Impervious Coverage of 25%) of the Code of Carroll Township allowing a maximum impervious coverage of 28%.
27. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 4 (General Provisions) - Section 450-416.F (Interior Landscaping 10% minimum) of the Code of Carroll Township allowing an interior landscaping minimum of \_\_\_\_\_%
28. **Chairman:** This hearing is adjourned.
29. **Reconvene ZHB Business Meeting**
30. Discuss how the Township follows up on ZHB variance and/or special exceptions to ensure applicants function as they testified in their hearing.
31. Discuss short term rental ordinance and what we feel should be changed for possible submission to the BOS for consideration.
32. Discuss the Four documents submitted for his Special Exception contingency.
33. MPC and using a sign-in sheet in the back of the Township meeting room.
34. **Motion** to adjourn the business meeting.