

**CARROLL TOWNSHIP ZONING HEARING BOARD  
AGENDA**

Date: Monday July 24<sup>th</sup>, 2023 @ 6:00 PM

1. **Call to order:** Gary Reihart, Chairman
2. **MOTION** to accept the June 26<sup>th</sup>, 2023 ZHB business meeting minutes.
3. Recess business meeting for Zoning Hearings

**Docket No. 2023-005**

4. **Applicant name and address:** Aldi Inc., 8751 Gas House Pike, Fredrick, MD 21701
5. **Owner name and address:** Harry Fox, Jr., 45 Junction Road, Dillsburg, PA 17019
6. **Property location:** Spring Lane Road & Gettysburg Pike, Dillsburg, PA 17019 (parcel PC0054.D0)
7. **Statement of Hearing Purpose:** This is an application for several variances in relation to a proposed Aldi Food Store in the Commercial (C) zoning district. The applicant is seeking variances for Article 4 (General Provisions) Section 450-416.E. (Required Parking Spaces), Section 450-416.F (Interior Landscaping 10% minimum), Section 450-421.F(2)(c)[1] (total allowable sign area), Section 450-421.F(2)(a) (Maximum wall sign area), and Section 450-421.F(2)(a) (Wall sign max. height) of the Code of the Township of Carroll.
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 4, Section 450-416.E. (Required Parking Spaces) by allowing 95 parking spaces.
15. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 4, Section 450-416.F (Interior Landscaping 10% minimum) by allowing \_\_\_\_\_%
16. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 4, Section 450-421.F(2)(c)[1] (total allowable sign area of 200 sq. ft) by allowing 28.8 square feet.
17. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 4, Section 450-421.F(2)(a) (Maximum wall sign area of 40 sq. ft.) by allowing 76.4 square feet.
18. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 4, Section 450-421.F(2)(a) (Wall sign max. height of 30") by allowing 113.5"
19. **Chairman:** This hearing is adjourned.
20. **Reconvene ZHB Business Meeting**
21. Review proposed changes to short term rental ordinance.
22. Discuss and appoint a ZHB member to be part of the Township's Comprehensive Plan committee.
23. **Motion** to adjourn the business meeting.

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