

**CARROLL TOWNSHIP ZONING HEARING BOARD
AGENDA**

Date: Monday August 28th, 2023 @ 6:00 PM

1. **Call to order:** Gary Reihart, Chairman
2. **MOTION** to accept the Jul 24th, 2023 ZHB business meeting minutes.
3. Recess business meeting for Zoning Hearings

Docket No. 2023-006

4. **Owner/Applicant name and address:** BLG Construction, LLC, 11 Pleasant Hill Court, Dillsburg, PA 17019
5. **Property location:** Pheasant Ridge Road & Hartman Lane, Dillsburg, PA 17019 (Parcel OC0100.G0-00000)
6. **Statement of Hearing Purpose:** This is an application for variances in relation to a proposed mixed residential development in the Residential Suburban - 3 (RS-3) zoning district. The applicant is seeking Variance of Article 2 (Zone Regulations) – Section 450-205.E (Maximum impervious coverage of single-family attached dwelling lots), and a time extension as per Section 450-604.B(4) of the Code of the Township of Carroll. The applicant proposes a mixed residential development with the above variances related to proposed townhome lots.
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** - John R. Wilson
13. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 2, Section 450-205.E (Maximum impervious coverage of single-family attached dwelling lots), with a maximum impervious coverage of _____ %.
14. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the time extension request per Section 450-604.B(4) to _____.
15. **Chairman:** This Docket is adjourned.

Docket No. 2023-007

16. **Equitable Owner/Applicant name and address:** RandS Group Ltd., 210 N. Second Street, Dillsburg, PA 17019
17. **Property location:** Parcels OC-122A & 122C York Road, Dillsburg, PA 17019
18. **Statement of Hearing Purpose:** This is an application asking to be granted permission to allow relief from the required landscape buffers in the Commercial (C) zoning district. The applicant is seeking a Variance of Article 2 (Zone Regulations) – Section 450-208.G (Landscaping) and Section 450-412.D (Building Front Landscaping) of the Code of the Township of Carroll. The applicant is proposing to construct a fencing contractor facility with landscaping buffers contiguous to the developed portion of the lot and not along all lot property lines.
19. **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.
20. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
21. 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)?
22. 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.

23. **Chairman:** Time for Public Comment
24. **ZHB Solicitor's Comments** - John R. Wilson
25. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 2, Section 450-208.G (Landscaping), with the proposed _____
_____.
26. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the variance request of Article 2, Section 450-412.D (Building Front Landscaping), with the proposed _____
_____.
27. **Motion** to adjourn the hearing.
28. **Reconvene ZHB Business Meeting**
29. Review the revised changes to short term rental ordinance.
30. **Motion** to adjourn the business meeting.

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