

# **CARROLL TOWNSHIP ZONING HEARING BOARD**

## **AGENDA**

Date: Monday September 22, 2025 @ 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 August 25<sup>th</sup>, 2025 ZHB business meeting minutes into record.

### **Docket No. 2025-005**

4. **Owner/Applicant name and address:** Lobar Associates. Inc., P.O. Box 432, Dillsburg, PA 17019
5. **Property location:** 4 Barlo Circle, Dillsburg, PA 17019
6. **Statement of Hearing Purpose:** The applicant is seeking **Variances** of Article 3 (Specific Criteria) Section 450-320.E outdoor storage screening and Article 4 (General Provisions) – Section 450-412.G – landscaping of existing properties, of the Code of Carroll Township. The applicant is asking to be granted permission to modify landscaping and screening requirements on a property located within the Commercial (C) and Industrial (1) Zoning Districts.
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 3 (Specific Criteria) Section 450-320.E (outdoor storage screening) of the code of Carroll Township to allow/deny the applicant to waive the required 30' wide screening as testified in today's hearing.
14. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) – Section 450-412.G (landscaping of existing properties) of the Code of the Carroll Township, to allow/deny the applicant to waive the requirement of planting landscaping around the existing office site and the remaining Northern property along Dogwood Run as testified in today's hearing.
15. **Motion** to adjourn the hearing.
16. Executive Session – confer with legal counsel regarding pending land use appeals (Weaver/Deane/Poragratti) and settlement proposal.
17. **MOTION TO APPROVE/ DENY** the Weaver/Deane/Poragratti settlement agreement.
18. A copy of the ZHB expenses will be distributed at the meeting for Board review – Frank Setlak
19. Discuss zoning changes suggested by the draft comprehensive plan and discuss data center language to update into our ordinances.
20. **Motion** to adjourn the business meeting.

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attch  
Carroll Twsp ZHB Agenda 09-22-2025.docx

