

CARROLL TOWNSHIP ZONING HEARING BOARD AGENDA

Date: Monday September 25th, 2023 @ 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 Aug 28th, 2023 ZHB business meeting minutes.
4. Recess business meeting for Zoning Hearings

Docket No. 2023-006 (continuance)

5. **Owner/Applicant name and address:** BLG Construction, LLC, 11 Pleasant Hill Court, Dillsburg, PA 17019
6. **Property location:** Pheasant Ridge Road & Hartman Lane, Dillsburg, PA 17019 (Parcel OC0100.G0-00000)
7. **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.
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, Section 450-205.E (Maximum impervious coverage of single-family attached dwelling lots), with a maximum impervious coverage of _____ %.
- 15. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the time extension request per Section 450-604.B(4) to _____.
- 16. **Motion** to adjourn the hearing.
- 17. Reconvene ZHB Business Meeting
- 18. Review the proposed draft of changes to the Carroll Township Zoning Hearing Application.
- 19. Questions/discussion on the attached Zoning Hearing Board 2023 YTD expenses.
- 20. Discuss the Township fees for variances.
- 21. Discuss priority areas of concern needing addressed in revising the comprehensive plan.
- 22. **Motion** to adjourn the business meeting.