

**CARROLL TOWNSHIP ZONING HEARING BOARD
AGENDA**

Date: Tuesday December 13, 2022, @ 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 September 26th, 2022 and the October 24th, 2022 ZHB business meeting minutes.
4. Recess business meeting for Zoning Hearings

Docket No. 2022-011 (Continuation from 9/26/22 hearing)

5. **Owner name and address:** Dusan & Kathleen Bratic of 5609 Pinehurst Way, Mechanicsburg, PA 17050
6. **Applicant name and address:** Matthew Simmons of 217 E. Walnut Street, Shiremanstown, PA 17011
7. **Property location:** Route 15 & Harrisburg Street, Dillsburg, PA 17019 (Parcel OC0041.B)
8. **Statement of Hearing Purpose:** This is an application for several variances in relation to a proposed Drive-Through Restaurant (Rita's Italian Ice) in the Commercial (C) zoning District of Carroll Township.
9. **Chairman:** Those of you who want to present a statement of standing to participate as a party to this hearing, please stand up and be sworn in by our stenographer. Those of you who only want to make a public comment will have opportunity at the end of hearing this docket.
10. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
11. 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)?
12. 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.

13. **Chairman:** Time for Public Comment
14. ZHB Solicitor's Comments - John R. Wilson
15. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 2 (Zone Regulations) – Section 450-208.G (Landscaping and Screening) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
16. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) Section 450-412.B. (front landscape buffer) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
17. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) Section 450-412.C (parking lot buffer width) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
18. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) Section 450-412.F (side landscape buffer) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
19. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) Section 450-412.I (parking lot in buffer) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
20. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) Section 450-416.E (required parking spaces) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
21. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Variance request of Article 4 (General Provisions) Section 450-419.E (parking lot / access drive in buffer) of the Carroll Township Zoning Code to open a Drive-Through Restaurant on the location noted in this hearing.
22. Hearing Adjournment

Docket No. 2022-013

23. **Owner/Applicant name and address:** George & Noelle Romanacce of 46 Wooded Run Drive, Dillsburg, PA 17019
24. **Property location:** 46 Wooded Run Drive, Dillsburg, PA 17019

25. **Statement of Hearing Purpose:** This is an application asking to be granted permission to allow a Home Occupation in the Residential Suburban - 2 (RS-2) zoning district to conduct student dance lessons (Home Occupation) at the above referenced location.
26. **Chairman:** Those of you who want to present a statement of standing to participate as a party to this hearing, please stand up and be sworn in by our stenographer. Those of you who only want to make a public comment will have opportunity at the end of hearing this docket.
27. **Stenographer:** Swearing in of Carroll Township Zoning Officer, applicant(s) and those in Standing
28. 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)?
29. 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.
30. **Chairman:** Time for Public Comment
31. ZHB Solicitor's Comments - John R. Wilson
32. **MOTION TO APPROVE/ DENY (WITH CONDITIONS)** the Special Exception of Article 2 (Zone Regulations) - Section 450-204.B (Permitted Uses) of the Carroll Township Zoning Code to conduct student dance lessons (Home Occupation) at the above referenced location.
33. Hearing Adjournment
34. **Reconvene ZHB Business Meeting**
35. Services needed post-hearings at the business meeting.
36. Discuss John Wilson's Dec 2nd proposed language on a tiered hearing fee structure.
37. **Motion** to adjourn the business meeting.