

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
CONDITIONAL USE APPLICATION 2023-004
FOR SDKM DILLSBURG LAND, LLC
LOT 1 OF NORTHERN BUSINESS PARK
ON A WAREHOUSE/DISTRIBUTION CENTER
HEARING MINUTES
JANUARY 04, 2024
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ROLL CALL SUPERVISORS – Brent Sailhamer, Tim Kelly, and Dave Bush

ZOOM ATTENDEE – Kelly Wall (Ms. Wall was allowed to participate in the hearing from the zoom platform.)

ATTENDEES Faye Romberger, Phillip Brath, P.E., Brandon Slatt, Michael Pykosh, Esquire, Michael O’Connor, Esquire, Kevin Burke, Roxy Cressler, William Aiello, Lloyd Simmons, David Hazen, John Richardson, Tim Knoebel, Libby Loudenslager, Seth Topper, Michael Knox, Luke Macke, Jim Young, Audrey Young, Alan Woods, Nick Newcomer, Kristen Stag, David Hudson, Sara Westhafer, Lynette Mell, James Hess, Kelley Briones, Tom Carl, Ashley Gieski, Marie Chomicki, C J Bechet, Wayne Kober, Jeremiah Jones, Monty Moorhead, Ken Farner, Clarence Bouchat, Steve Prsvard, Bob Smutsky, Lisa Smith, and Carol Richwine

ZOOM ATTENDEES – Chelsie Markel, Amy Knox, Citizen, Jason Shortall, Taivo’s Phone, KM Schwille, Thomas Ahern, Matthew McAneny, Hector Morales, John Nawn Julia, Bruce Janasik, and Ben Brubaker

Carroll Township’s Municipal Building was open to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.

CALL TO ORDER Chairman Sailhamer called the Carroll Township Conditional Use Application Hearing Appeal No. 2023-004 for SDKM Dillsburg Land, LLC Lot 1 of the Northern Business Park to order at 6:00 p.m. The location of the hearing is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

TURNED HEARING
OVER TO
SOLICITOR PYKOSH Chairman Sailhamer turned the hearing over to Solicitor Michael Pykosh to conduct the hearing.

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CROSS-EXAMINE
OF WITNESS
TESTIMONY

Mr. Aiello was cross-examined by attorneys Wolf and Cluck. The complete cross-examined testimony can be read in the transcript prepared by Roxy Cressler.

RECESS

A recess was called at 6:53 p.m. and was back on record at 7:05 p.m.

There was no cross-examination by the party status individuals: Mr. Simmons, Tim Knoebel, Tatia Clark, James Hess, Chris Gieski, and Ashley Gieski.

Chairman Sailhamer asked Mr. Aiello if he had a chance to look over the changes that were adopted in December that pertained to warehouses and if he would be able to comply with the new Ordinance. There were no additional questions for Mr. Aiello.

SITE
IMPROVEMENT
TESTIMONY

Justin Kuhn from Integrated Consulting was entered into the record as an expert in Land Development Planning.

It was moved by Supervisor Kelly, seconded by Chairman Sailhamer, and carried to recognize Justin Kuhn as an expert witness as a Civil Engineer.

Supervisor Bush voted no. Let the record show it was 3 to 1 vote.

Attorney Courtney questioned Mr. Kuhn on the site improvements. The complete testimony of Mr. Kuhn can be read in the transcript prepared by Roxy Cressler.

RECESS

A recess was called at 9:13 p.m. and was back on record at 9:27 p.m.

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HEARING
CONTINUED

It was moved by Supervisor Kelly, seconded by Supervisor Bush, and unanimously carried to continue the Conditional Use Hearing for SDKM Dillsburg Land, LLC Lot 1 of the Northern Business Park to Tuesday, January 23, 2024, at 6:00 p.m.

HEARING
CONCLUDED

The hearing was concluded at 9:29 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary