

**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 23, 2024  
Page 1 of 3**

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, Jessica Baim, Roxy Cressler, William Aiello, Lloyd Simmons, David Hazen, Libby Loudenslager, Seth Topper, Michael Knox, Luke Macke, Alan Woods, Nick Newcomer, Natalie Newcomer, Kristen Stagg, Sara Westhafer, Lynette Mell, James Hess, Kelley Briones, Ashley Gieski, Marie Chomicki, C J Bechet, Wayne Kober, Monty Moorhead, Ken Farner, Lisa Smith, Nick Wolf, Dustin Dove, Bryce Mitchen, Chris Gieski, Dan Almoner, Joe Miller, Michelle Miller, Matt Vitke, Thomas A. Locke, Amy Colgan, Kelley Moyer-Schwille, and Daniel Peltier

ZOOM ATTENDEES – Chelsie Markel, Jason Shortall, Amanda, Bruce Janasik, Taivo MCPS CSM, KCIO5’s iPhone, John Nawn, Jeremiah Jones, William, Laura Kunkle, Clyde S Miller, Susan Anderson, Carol Richwine, iPhone, Mike Youtzy, Matt McAneny, Tim Colgan and Rebecca Buckham

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 6:01 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.

**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 23, 2024  
Page 2 of 3**

EXHIBIT  
ENTERED INTO  
THE RECORD

Solicitor Pykosh stated the Township wishes to enter into the record Exhibit T-3 which is a letter Lot #1 Northern Business Park Conditional Use Plan dated 10-20-2023 comments on the Zoning/SALDO.

CROSS-EXAMINE  
OF WITNESS  
TESTIMONY

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

RECESS

A recess was called at 7:02 p.m. and was back on record at 7:10 p.m.

CROSS-EXAMINE  
OF WITNESS  
TESTIMONY

Mr. Kuhn was also cross-examined by the party status individuals: Mr. Simmons, James Hess, and Ashley Gieski. The complete cross-examination testimony can be read in the transcript prepared by Roxy Cressler.

SUPERVISOR KELLY  
LEFT HEARING

Attorney Pykosh stated that for a family issue Mr. Kelly left the hearing at 7:40 p.m., which was agreed upon by the Attorneys. The transcript will be available for him to review.

Mr. Kuhn was cross-examined by the Township representatives: Phillip Brath, Kevin Burke, Brandon Slatt, and Township Supervisors Wall, Sailhamer, and Bush. The complete cross-examination testimony can be read in the transcript prepared by Roxy Cressler.

RE-DIRECTED

Attorney Courtney re-directed Mr. Kuhn. The complete re-directed testimony can be read in the transcript prepared by Roxy Cressler

There were no other re-directions by the party status individuals or the Township Officials.

**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 23, 2024  
Page 3 of 3**

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 Thursday, February 15, 2024, Wednesday, February 21, 2024, and Thursday, February 29, 2024, at 6:00 p.m.

HEARING  
CONCLUDED

The hearing was concluded at 9:04 p.m.

Respectfully submitted,

---

Faye L. Romberger, Secretary