

**CARROLL TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
ON THE AMENDMENTS TO
CARROLL TOWNSHIP ZONING ORDINANCE
AND ZONING MAP
MARCH 25, 2021
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ROLL CALL

COMMISSIONERS – Perry Bates, Linda Fiscus, Earnie Zimmerman, and Brian Linsenbach

COMMISSIONERS ON ZOOM – Chad Reed, Todd Ryan and Alexis Isenberg

ATTENDEES – Phillip Brath, Faye Romberger, Duane Stone, Brandon Slatt, Deana Weaver, Sue Graham, Dominic DePalma, John Snyder, Sue Rizzo, Paul Hedin, Stephanie Coxan, Chris Delveclex, Monty Morehead, Eric Winters, Art Carr, Ann Hoverter, Todd A. Lyons, Beth McLean, Dave Koser, Jon Silfee, Sherry Sirianni, John Norfolk, David Bush, Lynn Schaeffer, Edward Cross, Elizabeth Zeisloft, Kathy McKinney, Steve McKinney, Nancy Washington, Douglas A. Washington, Karna Hoffman, Randy Hoffman, Angie Niner, Jeff Niner and Joe Rizzo

ATTENDEES ON ZOOM – Peggie Williams, Arleen Saurman, Bill Gladstone, Charles Freed, Frank Setlak, Jamie Luster, David Hazen, Kay Kula, Janeann Rakalez, and Ann Boding

CALL TO ORDER

Chairman Bates called the Public Hearing of the Carroll Township Planning Commission to order at 7:48 p.m. The location of the hearing is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**CHAIRMAN
COMMENTS**

Chairman Bates stated this is a required public hearing for the amending the Carroll Township Zoning Ordinance and Zoning Map.

**TOWNSHIP
ENGINEER
COMMENTS**

Phillip Brath, Township Engineer, gave a brief statement on the proposed changes to the Carroll Township Zoning Ordinance and Zoning Map.

**ZONING OFFICER
COMMENTS**

Brandon Slatt, Township Zoning Officer, stated what is lawful today will be grandfathered and can remain as is.

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COMMISSIONERS
COMMENTS

Brian Linsenbach questioned if the Zoning Maps and Ordinance are on the Carroll Township website.

OPEN FLOOR
FOR COMMENTS

Chairman Bates opened the floor for public comments on the Northern York County Region Comprehensive Plan.

Deana Weaver – Dogwood Lane – questioned livestock if they are not meeting the current day zoning.

Stephanie Coxan – 132 Dorsey Lane – wanted clarification on the grandfather clause.

Brandon Slatt – Zoning Officer – stated that the township allows non-commercial keeping of livestock in the AC, RA, RS1, RS2 as a permitted use, but you need to meet the setbacks and density for each district.

Eric Winters and Monty Morehead – 17 Golf Course Road – are requesting that their three properties on Golf Course Road be changed to MU1 instead of the proposed RS-3 which would match the Hess farm.

Paul Hedin – Hershey Command Center – is requesting that their property along Old York Road Parcel 1 all be changed to MU1. Parcel 1 is now proposed to be split zoned between MU1 and RS1.

Kelly Luster – 3 Sheffield Drive – recommending that we leave the zoning ordinance as is for the non-commercial keeping of livestock. He has three acres and has roosters, and free-range chickens. Why can't his area be zoned RA instead of RS1?

Deana Weaver – 47 Dogwood Lane – stated that free-range chickens only bring the coyotes in the area for a free meal.

Stephanie Coxan – 132 Dorsey Lane – asked for clarification.

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**PUBLIC
COMMENTS
CONTINUES**

Art Carr – 3 Sheffield Drive – requested that this area be rezoned to RA.

Amy Howler – 5 Sheffield Drive – stated they have 4.5 acres and would like to free-range chickens.

Jeff Niner – 664 Lynes Road – stated he has chickens and would like the Township to stay as it is.

Randy Hoffman – 658 Lynes Road – stated he is concerned about the Beamer property being changed to the proposed MU2. The current zoning is AC and he would like it to remain what is zoned today.

David Bush – 37 Carroll Drive – he stated the zoning is not affecting him directly. He is concerned about the problems on U.S. Rt 15. We need to get a plan in place for a bypass for Rt 15. We need set land a side now for this.

Duane Stone – Township Solicitor – stated that the Township is discussing the relocation of RT 74 on the south side of Dillsburg.

Doug Washington – 664 Lynes Road – is against changing the Beamer property to MU2. He feels this whole area should remain AC.

Sue Rizzo – 60 Creek Road – questioned the chickens and grandfathered in.

Lynn Schaeffer – 659 Lynes Road – questioned the chickens and MU2 zoning.

David Hazen – 2 Grandview Drive – questioned the property zoning at the corner of U.S. Rt. 15 and Golf Course Road. This property is zoned Industrial. He would like this property changed to MU1.

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PUBLIC
COMMENTS
CONTINUES

Frank Setlak – Northside Court – questioned the grandfathered section. Does this mean the property owner or the property?

Brandon Slatt – mentioned Ben Mikesell’s letter from Buchar Horn. Mr. Mikesell has some Zoning Amendment comments that might pertain to the South Mountain Trolley Greenway. They are recommending some modifications to Section 211.A and 211.B. Section 211.A – add a 10 – Protect historical alignments for future use as recreation, transportation, and utility corridors. Section 211.B – add industrial zone to the list or simply includes all zones.

Brian Linsenbach – stated that non-confirming Uses are located in Section 501 and 502 and they are based on case-by-case situations.

Duane Stone – stated the MU2 along Camp Ground Road and Lynes Road was requested by the property owner.

TRANSCRIPT
OF THE HEARING

The complete transcript will be available for review at the Carroll Township Municipal Building when it is available.

HEARING
CONTINUES

It was moved by Commissioner Fiscus seconded by Commissioner Zimmerman, and unanimously carried to recess the public hearing for the Northern York County Region Comprehensive Plan and the Carroll Township Zoning Ordinance and Zoning Map amendments until Thursday, April 22, 2021 at 7:30 p.m.

This hearing adjourned at 9:12 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary