

The monthly meeting of the Salisbury Township Planning Commission was held at 7:00 PM, Tuesday, May 9, 2023, in the Township Building, White Horse.

Clifford Blank called the meeting to order at 7:03 PM

Members present: Clifford Blank, Merle Ressler, Daniel King, Larry Gouge, and Menno Blank

Members absent: Matt Wanner and Daniel Petersheim

Also Present: Township Engineer – Mark Myers, P.E. (RAV Associates)

Public Comment: none

The minutes of the April 11, 2023, meeting were reviewed. Larry Gouge made a motion that the minutes be approved as written, which was seconded by Daniel King. The motion carried unanimously.

PLANS PRESENTED

Old Business:

1. Preliminary/Final Subdivision / Lot Add-on Plan for Daniel Z. and Priscilla F. Stoltzfus (CTN230205).

Plan presented by Bill Rogers of AET Consulting, Inc.

Upon completion of the presentation and review and discussion over the plan, a motion was made by Larry Gouge to recommend conditions as stated in a review letter by the Township Engineer dated 5/4/2023. This motion was seconded by Daniel King and carried unanimously.

The one waiver/modification request was made, which the Township Engineer noted was not necessary. No action taken on the requested waiver.

New Business:

1. Sewage Planning Module for John L. Fisher Subdivision (PM230005)

Plan presented by Jason Shaner of Impact Engineering Group.

After presentation and explanation of the sewage planning module for the related subdivision plan, a motion was made by Daniel King to recommend the Township's Sewage Facilities Plan be amended for this module upon it being deemed complete by the Township Sewage Enforcement Officer. Noting that his signature had been obtained in the module at the time of the meeting, it was noted to be complete. The motion was seconded by Merle Ressler and carried unanimously.

2. Final Subdivision Plan for John L. Fisher (MZN230301).

Plan presented by Jason Shaner of Impact Engineering Group.

Upon conclusion of presentation and explanation of the plan and review and discussion, a motion was made by Daniel King to recommend approval of the plan, conditioned upon satisfactorily addressing comments in a review letter generated by the Township Engineer dated 4/19/2023.

Motion was seconded by Larry Gouge and carried unanimously. No waivers/modifications were requested.

3. Sewage Planning Module for John and Mary Ann Esh (PM230004)

Plan presented by Jason Shaner of Impact Engineering Group.

After presentation and explanation of the sewage planning module for the related subdivision plan, a motion was made by Menno Blank to recommend amendment of the Township's Sewage Facilities Plan for this module upon it being deemed complete by the Township Sewage Enforcement Officer. Noting that his signature had been obtained in the module at the time of the meeting, it was noted to be complete. The motion was seconded by Merle Ressler and carried unanimously.

4. Final Land Development Plan for Gap Power (NTD230401).

A letter requesting tabling the meeting was provided.

Upon reading the letter, a motion was made by Larry Gouge to table action on the plan until the June meeting. Motion was seconded by Menno Blank and carried unanimously.

4. Zoning Map Amendment.

Upon review of the proposed map amendment involving rezoning four (4) parcels from R-1 to R-2 to "infill" between existing areas of R-2 zoning, Daniel King made a motion to support the amendment. Merle Ressler seconded and the motion carried unanimously.

Correspondence received: None

Other business: None

Announcement: Time & Place of Next Meeting (June 13, 2023)

Meeting adjourned at 7:37 PM