

Salisbury Township Planning Commission

Meeting Minutes

The monthly meeting of the Salisbury Township Planning Commission was held at 7:00 PM, Tuesday, October 10, 2023, at the Township Municipal Building, White Horse.

Cliff Blank called the meeting to order at 7:00 PM

Members present: Merle Ressler, Daniel Petersheim, Menno Blank, Daniel King, Nathan Huyard, Clifford Blank, Matthew Wanner

Members absent: None

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

Public Comment: none

The minutes of the August 8, 2023, meeting were reviewed. Two corrections, being who called the September meeting to order and who made a motion were noted as being needed. With those two corrections, Matthew Wanner made a motion that the minutes be approved, which was seconded by Daniel King. The motion carried unanimously.

PLANS PRESENTED

Old Business: NONE

New Business:

1. Conditional Use for FB Property Group (09-23-01-CU).

Conditional Use Application was presented by Dwight Yoder of Gibbel, Kraybill and Hess, LLP as well as Jason Shaner of Impact Engineering Group. Subject Property is 1016 Brackbill Road, Gap, PA 17527 and proposal includes construction of a second building, which a different company, Lancaster Log Cabins would occupy. An application has been made to appear before the Zoning Hearing Board at an upcoming meeting to be held October 24th. Proposed Conditions prepared by the Township Solicitor have been provided to the Applicant. The Subject Property is located in the I – Industrial district.

Upon completion of the presentation and consideration of the application, a recommendation for approval conditioned upon satisfactorily meeting the conditions prepared by the Township Solicitor was made. This motion was made by Daniel Petersheim, seconded by Daniel King and carried unanimously.

2. Final Land Development Plan for Prestige Real Estate Group (NTD230901).

Land Development Plan was represented by Jason Shaner of Impact Engineering Group, Inc. Action was tabled on the Plan. Plan to be reconvened at the next meeting of the Planning Commission November 14, 2023. Motion was made by Matthew Wanner and seconded by Daniel King. Motion carried unanimously.

3. Zoning Ordinance Text Amendment

Proposed Ordinance amends the minimum lot sizes for Agricultural uses within the RR – Rural Residential District. Reduces lot size to 10-acres. This allows smaller farmettes to exist within the

least dense residential district within the Township. Prior to this change, the minimum lot size containing an agricultural use had to meet Agricultural zoning (50-acres). A motion was made to support the proposed ordinance by Daniel Petersheim and seconded by Merle Ressler. The motion carried unanimously.

Correspondence received: None

Other business: None

Announcement: Time & Place of Next Meeting (November 14, 2023 @ 7:00 PM)

Meeting adjourned at 8:07 PM