

Salisbury Township Planning Commission

Meeting Minutes

The monthly meeting of the Salisbury Township Planning Commission was held at 7:00 PM, Tuesday, November 14, 2023, at the Township Municipal Building, White Horse.

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

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

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

Public Comment: none

The minutes of the October 10, 2023, meeting were reviewed. Menno Blank made a motion that the minutes be approved as written, which was seconded by Merle Ressler. The motion carried unanimously.

PLANS PRESENTED

Old Business: NONE

New Business:

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

Land Development Plan was represented by Jason Shaner of Impact Engineering Group, Inc. The Plan includes development of a lot within the Industrial District along Newport Road with two separate, but similar businesses as well as storage units to be offered for rent to contractors. Building to be 65,000 sf in size and contain these three uses. Public sewer and well will serve uses. Upon consideration of the Plan, a motion was made by Menno Blank and seconded by Merle Ressler to recommend conditional approval based on addressing to the Township's satisfaction comments in a letter generated by the Township Engineer, dated November 1, 2023. Motion carried unanimously.

Also considered were waiver requests from the Subdivision and Stormwater Ordinances, some being recommended with no condition and others with the conditions as noted in the Township Engineer's review letter. A motion was made by Merle Ressler and seconded by Nate Huyard to support the waivers as noted in this review letter, dated November 1, 2023. Motion carried unanimously.

2. Final Lot Add-on for 5158 Old Philadelphia Pike (OPK231002).

Subdivision/Add-on Plan was represented by Ron Hershey of Hershey Surveying, Inc. The Plan includes subdivision of a portion of land from an agricultural lot to add to three small lots along S.R. 340. No waivers were requested. A motion was made by Menno Blank and seconded by Merle Ressler to recommend approval conditioned upon satisfaction of comments noted in a review letter generated by the Township Engineer, dated October 25, 2023. Motion carried unanimously.

3. Sewage Planning Module for Joseph Stoltzfus – 410 Broad St. (PM230010).

Sewage Planning Module prepared for development of a lot created through the process of a sewage planning waiver and non-building declaration. The module was prepared by ARM Brickhouse / Brickhouse Environmental, but no representative was present to represent it. That

said, the Commissioners reviewed the module to find the property owner is proposing to develop lot that is split between Salisbury and Honey Brook Townships with a single-family detached dwelling. The proposed dwelling is to reside within Salisbury Township. Review of the module was completed by the Sewage Enforcement Officer, who deemed it acceptable. Based on this acceptance, the motion to recommend amendment of the Township's Sewage Facilities Plan for this module was made by Nate Huyard and seconded by Menno Blank. The motion carried unanimously.

4. Sale / Purchase of Sadsbury Sewer Authority by PA American

Contract and application to the Public Utility Commission provided to Planning Commission to make aware of the occurrence of this transaction. No action was needed or taken.

Other business: None

Announcement: Time & Place of Next Meeting (December 12, 2023 @ 7:00 PM)

Meeting adjourned at 7:40 PM

DRAFT