

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES  
FEBRUARY 2, 2021- 7:00 PM  
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Gordon Hoover, Dean Stoltzfus and Les Houck

Also in attendance was Kirsten Peachey, Manager.

Items covered in this meeting: Houston Run Final Subdivision Plan for Lot 1A and Add-on for Lots 9 & 10 (MRT201201); Samuel Glick Enforcement (305 Snake Lane); County Line Property/Cornerstone Retreat (5275 Lincoln Highway); ZHB Appointments; PennDOT Traffic Signal Applications/Resolution (#2-2-21-1) for Brackbill Road & Newport Road- Houston Run; Possible Cell Tower Location- Lincoln Highway (560-24414-0-0000); 4995 Newport Road- Double Dwelling.

Chairman Hoover opened the meeting for public comment. There was no public comment.

Houck made a motion to approve the previously distributed Secretary/Treasurer's Report. Seconded by Stoltzfus. All voted in favor.

A final subdivision plan was received for Lots 1A, 9 & 10 of Houston Run Properties (MRT201201). Lot 1A is currently a 6.456-acre lot along the south-side of Martin drive that will be divided into a 3.456-acre lot and a 3-acre lot. The other portion of the subdivision includes relocation of a property line that separates building improvements on Lot 9. After review, Houck made a motion to approve the Final Subdivision Plan with the condition that all comments are met per the Township Engineer's review. Seconded by Stoltzfus. All voted in favor.

The property at 305 Snake Lane, owned by Samuel Glick, currently has multiple violations occurring on the property including illegal business operations and living in a camper. The Zoning Officer previously sent the owner several letters requesting the owner contact the township office as soon as possible. No response was received to the letters, so Supervisor Houck stopped at his house and said he must contact the Zoning Officer immediately. Sam Glick finally contacted the office today and said that he was selling off several lots. Sam did receive Zoning Hearing Board approval to subdivide the property into a 35-acre lot, a 25-acre lot and a 1-acre lot, but no subdivision plans have been submitted to date. After discussion, Houck made a motion to hold off enforcement until the next meeting but prior to the next meeting (no later than February 11<sup>th</sup>), the owner must submit a timeline for how and when the violations will be corrected and/or file the necessary forms/applications (ZHB, permits, etc.). The Board will then review and approve or deny the timeline at the next meeting. Seconded by Stoltzfus. All voted in favor.

The Township has received complaints about the property at 5275 Lincoln Highway (County Line Property/Cornerstone Retreat) that overnight stays are occurring on the property, which was previously denied by the Zoning Hearing Board. Complaints have also been received about the camper parked on the property. The Zoning Officer has previously sent letters and had conversations and was told that overnight stays were not occurring. After discussion, Houck made a motion to have the manager and zoning officer meet with the property manager and others involved with the business to determine what is occurring and how the violations can be corrected. Seconded by Stoltzfus. All voted in favor.

John Wanner is currently a member of the zoning hearing board and Dennis Eby is the alternate member that was appointed by the Board of Supervisors. The Zoning Hearing Board requested that John Wanner be appointed as the alternate member and Dennis Eby be appointed to fill out the remained of John's term (until 12/21). Houck made a motion to appoint Dennis Eby to the Zoning Hearing Board and John Wanner as the alternate member. Seconded by Stoltzfus. All voted in favor.

Houston Run submitted PennDOT traffic signal applications for review and signature for improvements at Brackbill Road and Route 30 and Newport Road and Route 30. After review, Houck made a motion to sign and authorize the resolution (2-2-21-1) to submit the applications to PennDOT. Seconded by Stoltzfus. All voted in favor.

An affiliate of Crown Castle contacted the Zoning Officer about potentially locating a cell tower on the property owned by Salisbury Township along Lincoln Highway near Urban Outfitters (560-24414-0-0000). They also submitted a draft lease agreement. After review, Houck made a motion to have the manager contact them and obtain more information prior to the Board making a decision. Seconded by Stoltzfus. All voted in favor.

Stephen Riehl submitted a building permit application for 4995 Newport Road to add a second kitchen, another bathroom, and a second story addition. There is a question as to whether the unit was/is a 2-unit dwelling. After review, Houck made a motion to allow the house to be considered a 2-unit dwelling as long as on-lot sewage and building code requirements are met for a 2-unit dwelling. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on February 16<sup>th</sup>.

Houck made a motion to adjourn at 8:41 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary  
Salisbury Township