

Salisbury Township Planning Commission

Meeting Minutes

The monthly meeting of the Salisbury Township Planning Commission was held at 7:00 PM, Tuesday, July 11, 2023, at the Township Municipal Building, White Horse.

Clifford Blank called the meeting to order at 7:02 PM

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

Members absent: None

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

Public Comment: none

The minutes of the June 13, 2023, meeting were reviewed. One correction, being the date of prior meeting is incorrect, was noted. The correct date is May 9. With that correction being made, Daniel King made a motion that the minutes be approved, which was seconded by Daniel Petersheim. The motion carried unanimously.

PLANS PRESENTED

Old Business:

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

A request from the Applicant's Consultant to table action on the plan in order to address comments generated by the Township Engineer was submitted to the Township.

A motion was made by Larry Gouge to table action on the Plan until the July meeting. Motion was seconded by Matt Wanner and carried unanimously.

New Business:

1. Sewage Planning Waiver and Non-Building Declaration for Final Subdivision Plan for Steven S. Stoltzfus (PM230007).

Sewage planning waiver request presented by Jason Shaner of Impact Engineering Group. Request includes deferring sewage planning for the new lot, which is to remain used primarily for agricultural purposes. No new dwellings proposed. Sewage planning will be required prior to the construction of a new dwelling on this lot.

Upon presenting the request and providing context, a motion was made by Daniel King to recommend approval to the Board of Supervisors. This motion was seconded by Daniel Petersheim and carried unanimously.

2. Final Subdivision Plan for Steven S. Stoltzfus (CMB230601).

This subdivision plan was presented by Jason Shaner of Impact Engineering Group. Presentation noted simple subdivision of an agricultural lot into two lots, separating an existing dwelling onto a residential-size lot and keeping the remaining lands utilized for agriculture.

Upon hearing and consideration of the plan, the recommendation for conditional approval be granted upon satisfactorily addressing comments in a review letter generated by the Township

Engineer, dated July 6, 2023, noting specifically that property line of the subject property must be shown to the centerline of the road and that the location map needs to show and label the portion of Springhead Road that terminates in the property. This motion was made by Daniel King and seconded by Larry Gouge and carried unanimously.

Correspondence received: None

Other business: None

Announcement: Time & Place of Next Meeting (September 12, 2023)

Meeting adjourned at 7:25 PM