

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
JUNE 6, 2023- 7:00 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Gordon Hoover and Chris Beiler. Dean Stoltzfus was absent.

Also in attendance was Kirsten Peachey, Manager; Tracy Miller, 5845 Limeville Road; Jeff Yagiello.

Items covered in this meeting: Zoning Map Amendment/Ordinance – R-1 to R-2; Preliminary/Final Subdivision and Lot Add-on Plan for Daniel Z. and Priscilla F. Stoltzfus (CTN230205); Sewage Planning Module for John L. Fisher – 780 Mt. Zion Rd (PM230005); Final Subdivision Plan for John L. Fisher – 780 Mt. Zion Rd (MZN230301); Sewage Planning Module for John L. and Mary Ann Esh – 6168 Beaver Dam Rd. (PM230004); Land Development Deferral Request for Thomas & Eva Lapp (STG230502); Land Development Waiver Request for Elk River RV (NTA230503); SWM Site Plan for Jacob J. Lapp – 4940 Amish Rd (SWM230052); SWM Site Plan for Gault Rd – Lot 11 (SWM230055); Holding Tank Agreement for Emanuel and Rachel Lantz – 406 Hershey Church Rd (HRS221103/).

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

Hoover made a motion to approve the previously distributed minutes, financial and check approval reports. Seconded by Beiler. All voted in favor.

Hoover opened the public comment period for the proposed Zoning Map Amendment to rezone 4 properties along Lime Quarry Road from R-1 to R-2 zoning, as per the rezoning petition that was received from Stoneyhill Community, LLC. Tracy Miller, 5845 Limeville Road, attended the meeting to voice concerns about the proposed change. He feels that there are other places in the township where this type of higher density can occur and he feels this area should be preserved as single family or agricultural use and that we do not want Salisbury Township to end up looking like a city. Hoover explained that the Township does need to allow for growth and that there currently is a need for housing. The Township is required to allow for all types of uses and allow for growth within the areas. Currently, the largest of the 4 properties are already developed with mobile homes that are all on 711 Lime Quarry Road, which was an expansion of Stoneyhill Mobile Home Park. After all public comments were made, Hoover made a motion to table action on this item until the June 20th meeting. Seconded by Beiler. All voted in favor.

A preliminary/final subdivision and lot add-on plan was received for Daniel Z. & Priscilla F. Stoltzfus (CTN230205). This plan proposes to subdivide the 92.744- acre parcel into 3 lots, one of which will be combined with a residential lot that was created in 2000. The resultant lot sizes will be 27.634-acres, 25-346-acres and 41.172-acres. No improvements are proposed as part of this plan. After review, Hoover made a motion to approve the plan with the condition that all of the Township Engineer's comments are addressed. Seconded by Beiler. All voted in favor.

A sewage planning module was received for John L. Fisher- 780 Mt. Zion Road

(PM230005). The planning module is for the subdivision of a 67.23-acre property into 2 agricultural lots. After review, Hoover made a motion to approve the planning module (Resolution #6-6-23-1).

A final subdivision plan was received for John L. Fisher- 780 Mt. Zion Road (MZN230301). The plan involves subdivision of a 67.23-acre lot into a 42.23-acre lot and a 25-acre lot. No improvements are proposed with this plan. After review, Hoover made a motion to approve the plan with the condition that all of the Township Engineer's comments are addressed. Seconded by Beiler. All voted in favor.

A sewage planning module was received for John & Mary Ann Esh- 6168 Beaver Dam Road (PM230004). The module is for formally splitting a single-family detached dwelling into two (attached) dwelling units. After review, Beiler made a motion to approve the planning module (Resolution #6-6-23-2). Seconded by Hoover. All voted in favor.

A land development and sewage planning deferral request was received for Thomas & Eva Lapp (STG230502). The property is a 121.44-acre farm, which lies mostly within Sadsbury Township, but a small piece is in Salisbury Township. The owner is proposing to subdivide a 10.63-acre lot along the southern border of the property. This is the portion of the property that is furthest away from the Salisbury Township side. After review, Hoover made a motion to defer land development and sewage planning to Sadsbury Township with the condition that the appropriate deferral certificate be placed on the plans for the Board to sign prior to recording the plans and that copies of the recorded plan and deeds are submitted to Salisbury Township. Seconded by Beiler. All voted in favor.

A land development waiver request was received from Elk River RV (NTA230503). The property owner previously submitted land development plans for the property for construction of a building but due to other conditions at the time, changes and zoning hearing board approval needed to be gained. Eventually, the plans were revised and the building was eliminated at the time. Now the owner is seeking approval to place a mobile home as an office and is seeking a waiver of having to go through land development again. The mobile home will be placed on existing impervious area. After review, Beiler made a motion to approve the waiver request with the condition that the property owner demonstrates that the mobile home will not be placed over the stormwater system or placed so that it would impede the function of the system. Seconded by Hoover. All voted in favor.

A stormwater management plan was received for Jacob J. Lapp (SWM230052)- 4940 Amish Road. The plan is for the stormwater associated with the construction of a new 40'x 65' barn. After review, Hoover made a motion to approve the plan with the condition that all the Township Engineer's comments are met and to authorize the Township Manager and a member of the Board to execute any related agreements. Seconded by Beiler. All voted in favor.

A stormwater management plan was received for Gault Road- Lot 11. The plan is for stormwater associated with the development of a 1.87-acre property with a single-family dwelling and accessory structure. After review, Hoover made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed and to authorize the Township Manager and a member of the Board to execute any related agreements. Seconded by Beiler. All voted in favor.

A holding tank was prepared for 406 Hershey Church Road (HRS221103/PM220011) for the proposed subdivision of a residential lot. After review, Hoover made a motion to approve

and sign the agreement. Seconded by Beiler. All voted in favor.

The next meeting will be held on June 20th, with a work session at 2:30 PM (if needed) and the regular meeting at 7:00 PM.

Beiler made a motion to adjourn at 7:49 AM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
JUNE 6, 2023- 7:30 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

No work session held.