

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
OCTOBER 3, 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.

Items covered in this meeting: Financial Guarantee Reduction for John Zook- 726 Narvon Rd (SWM210064); Financial Guarantee Reduction for Mark King SWM Plan- 734 Narvon Rd (SWM210069); SWM Site Plan for 602 Buchland Rd (SWM230082; Final Lot Add-on Plan for Samuel R. Stoltzfus- 675 Meetinghouse Rd (MHS230801); Conditional Use Hearing for FB Property Group, LLC- Set Date of Public Hearing ((09-3-01-CU); 5477 Old Phila. Pike- Gregory Kurtz- Use/Business Operation; 797 County Line Road- Zoning and Preservation.

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

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

A request was received to reduce the amount of the financial guarantee being held for John Zook- 726 Narvon Road (SWM210064). After review, Hoover made a motion to release \$12,805.76, leaving a remaining balance of \$1,100, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for Mark King- 734 Narvon Road (SWM210069). After review, Hoover made a motion to release \$17,593.13, leaving a remaining balance of \$11,564.58, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A stormwater management plan was received for 602 Buchland Road for the construction of an attached horse and carriage barn, additions to the existing dwelling and other related site improvements. After review, Hoover made a motion to approve the plan with the condition that all comments are addressed from the Township Engineer's review letter. The motion also included authorizing the Township Manager and a member of the Board to execute any related agreements and set the financial guarantee amount once the items are properly prepared and reviewed. Seconded by Beiler. All voted in favor.

A final lot add-on plan was received for Samuel R. Stoltzfus- 675 Meetinghouse Road (MHS230801). The proposed subdivision and add-on plan removes .912-acres from 687 Meetinghouse Road and adds it to 675 Meetinghouse Road. This plan does not include any construction. After review, Hoover made a motion to approve the plan with the condition that all items are addressed from the Township Engineer's review and the condition that no permits will be issued until the lots are officially recorded. Seconded by Beiler. All voted in favor.

A conditional use application was received for FB Property Group- 1016 Brackbill Road (09-23-01-CU). The owner and a potential lessee are proposing to construct a second building (which was already shown on an approved land development plan). The purpose of the building is to provide additional manufacturing space for the adjoining business, Lancaster Log Cabins.

The prior conditional use decision for the property was to use the 2nd building for contractor business for storage of building materials/construction equipment. The owner will also be seeking relief from the Zoning Hearing Board to allow the Heavy Industrial Use for the property, as well as other related variances. After review, Hoover made a motion to set the conditional use public hearing for November 7, 2023, at 7:00 AM and to authorize the Township Solicitor to prepare and advertise for the hearing. Seconded by Beiler. All voted in favor.

Greg Kurtz, owner of Kurtz Water- 5477 Old Philadelphia Pike, applied for a building permit to replace the garage doors on the building that houses his water business. Upon review of his file, the Zoning Officer determined that he had never obtained the property approval to substitute his water business with the hammermill business that previously existed on the property. Kurtz Water Service has been operating on the property since 1984 and the Township was aware of the business (it appears a sign permit was issued for the business in 1984). Since the business has been in operation, in plain sight, for such a length of time, the Board can either determine whether a ZHB approval should be obtained or whether the Board is willing to recognize the business for proper documentation on the property. After review, Hoover made a motion to recognize the business as it currently exists, and to note that if any further expansion or changes are made that the property owner would then need to seek ZHB approval. Seconded by Beiler. All voted in favor.

Hoover received an email from Lancaster Farmland Trust (LFT) about a property at 797 County Line Road that was seeking to become a preserved farm. LFT noted that the property is directly adjacent to the Urban Growth Area and zoned rural residential. LFT was seeking input on the request. The Board discussed the uses of the properties surrounding this property. Hoover will gather more information on the surrounding properties that may be preserved farms, and this will be discussed at a future meeting.

The next meeting will be held on October 17th with a work session at 2:30 PM (if needed) and the meeting at 7:00 PM.

Beiler made a motion to adjourn at 8:07 AM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
OCTOBER 3, 2023- 7:30 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

No work session was held.