

Salisbury Township Zoning Hearing Board Minutes from April 28, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, April 28, 2020, at 7:00 PM via teleconference.

Chairman Peter Horvath called the meeting to order at 7:03 PM

Members present: Larry Martin, Dennis Eby and Peter Horvath (all joining remotely). Also present was Julie Miller, ZHB Council and Damian Clawser, Township Zoning Officer.

Members absent: John Wanner

Meeting minutes of February 25 and March 24, 2020 ZHB meetings were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Dennis Eby.

Damian Clawser was sworn in and presented three exhibits and requested that they be marked as Township Exhibits 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

APPLICATIONS REVIEWED:

New Business

1. 04-20-04 Gideon Zook of Gap Hill Property Group, LLC with the address of 3410 Compass Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.3.C to be permitted to operate an automobile detailing service, subject to Section 407, a Variance from Section 308 to establish and operate more than one principal use without the need for demonstrating compliance with lot and yard requirements for each structure as well as a Variance from Section 206.2 allowing more than one principal use on a property as well as any other Special Exceptions and/or Variances needed to establish the proposed uses. The Subject Property is located at 5181 Lincoln Highway, Gap, PA 17527 and is within the GC – General Commercial district.

Application Presented By: Gideon Zook, John Diener and Ashley Glick of Kling and Deibler, LLP (remotely joined).

Testimony: There is one existing building that is approximately 6200 sf in size. Applicant proposing to have Site Prep Services renting western side of property and structure, Furman Industries (truck detailing company) would rent and work on trucks in the eastern portion of building and have some outdoor parking area on east of building and Zook's cabins (modular home retail company), would share office space in western side of building. Zook Cabins to have a display model out along rt 30. wants to keep signage at the same location and would use existing sign standards. Furman industries would share sign, wants approx. 3' x 5' sign for Zook's Cabins. There are 3 employees that work in the Site Prep and Zook Cabins office. Cabins are built in New Holland and retailed at this property, but not transported, maintained or kept on the subject property. Site prep would store trucks, stone and lumber in northwest corner of property in approx. 600sf. Trucks associated with site prep would park them on west side of property.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer