

Salisbury Township Zoning Hearing Board Minutes from April 9, 2018 Meeting

A special meeting of the Salisbury Township Zoning Hearing Board was held on Monday, April 9, 2018, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 6:58 PM

Members present: Dennis Eby, Larry Martin John Wanner, and Peter Horvath. Also present was Julie Miller, Solicitor and Damian Clawser, Township Zoning Officer and Christie Dellarova, Court Reporter.

Members absent:

Meeting minutes of March 27, 2018 ZHB meeting were reviewed. A motion was made by Larry Martin to approve the minutes as revised. 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 certifications and 3. Property posting certification sheets. A motion was made to accept the Exhibits by Peter Horvath and seconded by John Wanner. Motion carried unanimously.

APPLICATIONS REVIEWED

Old Business:

1. 02-18-04 Crown Castle, represented by Nicholas A. Cuce, Jr. Esq. of 717 Constitution Dr., Ste. 201, Exton, PA 19341 is requesting modification of a prior decision to allow additional equipment to be installed within an existing cell tower enclosure and to allow for future additions to the tower and within the enclosure, providing such additions meet applicable State and Federal Laws as well as any other Special Exceptions and/or Variances needed to complete renovations for the communications tower, which was established as a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M and subject to Section 423. The subject property is located at 766 Brackbill Road, Gap, PA 17527 and is within the I – Industrial district.

Application Presented By:

Testimony: Review

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Approved with specific conditions

Motion carried unanimously

2. 03-18-02 John Fisher of 619 Mt. Vernon Road, Gap, PA 17527 is requesting a modification of a prior decision to relocate and change the type of business established as a Rural Occupation under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M and subject to Section 457 to include repair, manufacture and sales of harnesses as well as a Variance from Section 457.13 to allow retail sales and Variances from Sections 457.3 and 302.9.B to exceed maximum permissible building height and a Special Exception under Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is located within the A – Agricultural district.

Application Presented By: John Fisher and Sam Stoltzfus

Testimony: John Fisher did some investigation and had 8 customers/week over past several years, shop will only be in first floor, applicant explained the nature of his business and what the products are that he makes. Retail not to exceed 250 sf, height max 31', limit sales to harness manufacturing.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

Motion carried unanimously

The next Salisbury Township Zoning Hearing Board will be held Tuesday, April 24, 2018 at 7:00 PM in the Township Building, White Horse.

The meeting was adjourned at 7:50 pm.

Respectfully Submitted,

Kara Shoemaker
Assistant Zoning Officer