

## **Salisbury Township Zoning Hearing Board Minutes from August 28, 2018 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Monday, August 28, 2018, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:01 PM

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

Members absent: Dennis Eby

Meeting minutes of July 24, 2018 ZHB meeting were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by John Wanner.

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. A motion was made to accept the Exhibits by Peter Horvath and seconded by John Wanner. Motion carried unanimously.

### **APPLICATIONS REVIEWED:**

**Old Business: None**

**New Business:**

1. 08-18-01 Lloyd S. Stoltzfus of 71A Slaymaker Hill Road, Kinzer, PA 17535 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to be permitted to operate an agricultural use on a principal residential use lot, a Special Exception under Section 201.3.I to be permitted to allow a commercial poultry operation, subject to Section 419, a Variance from Section 419.2 to allow the commercial poultry operation to operate on a property of less than 25-acres and a variance from Section 419.3 to allow the operation to be constructed within minimum required setbacks. The subject property is located within the A – Agricultural district.

Application Presented By: Lloyd Stoltzfus

Testimony: Raises chicks until they are about 5-6 weeks, pullets December to march, also has chickens that are raised to sell, currently has a manure management pan that he has begun to utilize for his operation, uses a 616 sf structure to house birds now, feed is brought in, waste is removed with every flock ½ distributed on neighboring properties, according to TeamAg he is at 7.3 animal units, turkeys would be able to roam free in proposed structure, figuring anywhere from 1-1.5 sf per bird, does get an odor, no exhaust fans proposed, roll down curtains, block foundation, wood truss, metal roof, has 200 sf chicken house with 9 chickens, 616 sf trailer with bulk of birds and some in barn, driveway passes through 7 properties to get to his, feed delivered twice a month, birds are transported off property by personal vehicles, birds are not transported by large trucks/trailers, dead animals composted on property.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Denied

Motion carried unanimously

The next Salisbury Township Zoning Hearing Board will be held Tuesday, September 25, 2018 at 7:00 PM in the Township Building, White Horse.

The meeting was adjourned at 8:10 pm.

Respectfully Submitted,

Kara Shoemaker  
Assistant Zoning Officer