

Salisbury Township Zoning Hearing Board Minutes from August 25, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, August 25, 2020, at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:02 PM

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

Members absent: John Wanner

Meeting minutes of July 28, 2020 ZHB meeting was reviewed. A motion was made by Dennis Eby to approve the minutes as written. Motion was seconded by Larry Martin.

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. 08-20-01 Daniel Z. Stoltzfus of 649 Churchtown Road, Honey Brook, PA 19344 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to be able to install an Echo House, subject to Section 429. The Subject Property is located within the A – Agricultural district.
Application Presented By: Daniel Stoltzfus
Testimony: Mobile home will be placed on piers, Daniels father will be living there, 14' x 56', connecting to existing septic, no additional driveway proposed, will be placed behind main home.
Motioned by: Larry Martin
Seconded: Dennis Eby
Decision: Approved with conditions
2. 08-20-02 Abner Kauffman of 6145 Wanner Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.E to establish a Kennel, subject to Section 444. The Subject Property is located within the A – Agricultural district.
Application Presented By: Abner Kauffman
Testimony: Wants to place a new structure for kennel, non commercial K1, labs would be his breed, 45-55/year 30-35 on property at any given time, 32' x 36' building, nine runs, 140' to nearest property line, outdoor exercise area, ¼ acre will be further away from road than proposed kennel structure.
Motioned by: Larry Martin
Seconded: Dennis Eby
Decision: Approved with conditions
3. 08-20-03 Ivan S. Smoker of 722 Gault Road, Narvon, PA 17555 is requesting Variances from Chapter 27 of the Salisbury Township, Pt. 2, Sections 211.2.G and 112 to be permitted to maintain a trailer to be utilized for personal accessory storage use as well as Section 303.1 for trailer to exceed maximum permissible weight on a lot containing principal residential use as well as any other Special Exceptions and/or Variances required to allow the use of the trailer for residential accessory purposes. The subject property is located within the OS – Open Space district.
Application Presented By: Ivan Smoker

Testimony: Wants a trailer for cooler storage in front and personal storage, 45' x 8' semi trailer, no water and one electric outlet, trailer is there now, no business exists there, used for canning and meat, would be for his own use, trailer is 50' from the closest property line, would replace with a shed if denied.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Denied

4. 08-20-04 Gideon K. King of 5446 Friendship Lane, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 209.3.G to install an Echo House, subject to Section 429. The subject property is located within the RE – Rural Enterprise district.

Application Presented By: Gideon King

Testimony: Would be for Gid Kings mother, set SE of house and W of store, wants to connect Echo house to house system is possible.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with standard conditions

5. 08-20-05 Breeo Ventures, LLC c/o Amos Stoltzfus of 5002 Lincoln Highway, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.D to establish a heavy industrial use manufacturing fire pits, a Variance from Section 208.6.A to allow loading areas within front yard setbacks, a Variance from Section 208.6.D to allow proposed building within a residential buffer strip, a Variance from Section 208.8 to allow off-street loading on street-facing side of proposed building and a Special Exception under Section 604.2 to allow additional time from issuance of decision to obtainment of building permit. The subject property is lot 5A shown on a subdivision plan entitled, "Houston Run Lots 1, 5 and 6," recorded as Instrument No. 2019-0045-J at the Lancaster County Recorder of Deeds and is located on the east side of Newport Avenue being partially within the GC – General Commercial and I – Industrial districts.

Presented by: Amos Stoltzfus, Jim Thomas, Jason Shaner

Testimony: Manufacture of smokeless woodfired firepit, no outdoor storage, building is approx. 120,000 sf, mostly be used for storage, no retail sales, drop trailer are once daily, 6am-5pm M-F hours of operation, proposing to have building 50' from rear property line that abuts Sunset Village, only emergency exits to be only openings in building, would be able to meet conditions of SALDO and ZO, building would be approx. 28' h, all equipment's will be self ventilated, no exterior ventilation proposed, no painting, dumpster would take away any packaging and other waste located in accordance with ordinance, steel will be recycled, all manufacturing will be inside the building, wanting to have up to 5 employees, 4-6 truck trips per day, welding is loudest portion of manufacturing business which would be located in portion of building nearest Rt 30 and Newport, 2 of the 3 proposed loading docks will have trucks within 50' set back requirement, trucks would typically be less than 70' as planned, no diesel, use line electrical. The following requested party status: Robert Pride, Robyn Heidbreder, Cliff Long, Bill Rutter. Testimony Closed decision to be made next meeting.

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Tabled

6. 08-20-06 Samuel K. Glick of 108 Red Well Road, New Holland, PA 17557 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.J to subdivide both a residential and agricultural lot from a Parent Tract, subject to Sections 201.12 and 461. The subject property is located at 305 Snake Lane, Kinzer, PA 17535 and is within the A – Agricultural district.

Presented by: Sam Glick and Jason Shaner

Testimony: three lots proposed 1.1 acre 35.1 and 25 acres, no remaining subdivision rights proposed, no desire to farm but will be meadow, eventually the manufactured home would be removed and permanent home built.

Motioned by: Larry Martin
Seconded: Dennis Eby
Decision: Approved with specific conditions

The meeting was adjourned at 8:55 pm.

Respectfully Submitted,

Kara Wanner
Assistant Zoning Officer