

Salisbury Township Zoning Hearing Board Minutes from August 24, 2021 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, August 24, 2021, at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:00 pm.

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

Members absent: John Wanner

Meeting minutes of July 27, 2021 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.

NEW APPLICATIONS:

1. 08-21-01 Michael F. Stoltzfus of 6011 Wanner Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(10) to subdivide a residential lot from a parent tract, subject to Section §340-110 and Variances from §340-110 and §340-12.L to allowed to exceed maximum permissible subdivision rights and a Variance from §340-12.B to allow subdivision to occur for a lot containing no subdivision rights, and a Variance from §340-12.B to allow an existing building containing storage units to be located on a lot as a principal use, a Variance from §340-12.E (Attachment 1) to allow lot containing a non-agricultural non-residential (other principal use) use to exceed maximum permissible lot size as well as any other Special Exceptions and/or Variances required to complete the proposed subdivision and retain existing uses. The Subject Property is located within the A – Agricultural district.

Application Presented By: Nick Gard, Michael Stoltzfus, Jason Shaner

Testimony: Proposal is to move dwelling up to top of grade on lot 1, wants to put cattle on upper part of lot, lower part is cash cropped by someone else right now, 20-30 percent slopes will be on and around residential lot 1, flag lot to east they propose to keep as is but doesn't have any plans to develop at this time, second lot was intended to be subdivided in 2011 plan but only one lot was subdivided as the ordinance allowed only one per five years, applicant would not have a problem adding the 40' strip still remaining on the farm to the residential lot making it 1.24 acre, would be fencing the 40' strip of land to separate.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Continuance granted

2. 08-21-02 John Wayne Beiler of 391 Springville Road, New Holland, PA 17557 (Subject Property) is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-24.I and §340-118 . The Subject Property is located within the A – Agricultural district.

Application Presented By: Ashley Glick and John Beiler

Testimony: Existing sf 1712, proposed total 2672 sf, will be used for horses and carriage, height of addition is to be 25', 14'x24' to be removed, will not be used for dwelling purposes or for business.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

The meeting was adjourned at 7:36 PM.

Respectfully Submitted,

Kara Wanner
Assistant Zoning Officer