

## **Salisbury Township Zoning Hearing Board Minutes from December 23, 2019 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Monday, December 23, 2019, 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: Larry Martin, Dennis Eby, and Peter Horvath. Also present was Julie Miller, ZHB Council and Damian Clawser, Township Zoning Officer and Allen Blank, Court Reporter.

Members absent: John Wanner

Meeting minutes of November 26, 2019 ZHB meeting 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. A motion was made by Peter Horvath and seconded by Larry Martin to accept the Exhibits. Motion carried unanimously.

### **APPLICATIONS REVIEWED:**

#### **Old Business:**

1. 10-19-01 Gary Simmers/Simmers & Sons Masonry, LLC of 654 Cloverfield Drive, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish and operate a masonry business as a Rural Occupation, subject to Section 457. The subject property is located within the A – Ag district.

Application Presented By:

Testimony: Was given at the last meeting and decision was rendered at this meeting

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

#### **New Business:**

1. 12-19-01 Dee's Notary & Tag Service, Inc. of 5745 Lincoln Highway, Gap, PA 17527 is requesting a modification of a prior decision and Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.2 to allow a notary and tag service including the sales of vehicles. The subject property is located within the R-1 – Residential district.

Application Presented By: Dee DiFranco

Testimony: four employees 2 ft 2 pt, there are 16-20 parking spaces currently on the lot, office space is 800 sf in breezeway between barn and main home building, would like office sales with private individuals but mostly for Waltz and Apple Auto, Mon-Fri 3-4 customers on average, shredded paper trash generated.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved notary and tag service with specific conditions, denied display and sale of vehicles

2. 12-19-02 Amos King of 6054 Mast 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: Amos King

Testimony: Wants to establish a K2 kennel non commercial, 60 sold in a year and have 100 dogs on property in a year, property is 63 acres, each kennel will have a 4' x 10' run attached to it, puppies that dies will be buried, small breed dogs, building proposed to be 16' x 50', building to be >100' to nearest property lines, exercise area to south of proposed structure.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved

3. 12-19-03 Andrew Petersheim of 5917 Old Philadelphia Pike, Gap, PA, 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.S to establish storage facilities within former agricultural buildings and a Variance from Section 472.2 to allow conversion of one structure not formerly used for agricultural purposes or in lieu of this, a Variance from Section 201.2 to be permitted to convert a structure formerly used as a welding shop to storage facility use. The Subject Property is located at 5935 Old Philadelphia Pike, Gap, PA 17527 and is within the A – Agricultural district.

Application Presented By: Andrew and Esther Petersheim

Testimony: Sam Ebersole was housed in two structures for business and has moved out, they would like to use the space that this business once used and where Lapps Barn equipment once occupied, would store trucks forms and scaffolding tractors and other general equipment, proposing outdoor storage, property is 35 acres, there is a four yard dumpster, building 1 3680 sf, building 3 2800 sf.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 8:20 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer