

Salisbury Township Zoning Hearing Board Minutes from February 22, 2022 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, February 22, 2022 at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:11 pm.

Members present: Larry Martin, Dennis Eby, and Peter Horvath. Also present was Aaron Marines, ZHB Council and Damian Clawser, Township Zoning Officer and Christy Dellarova, Stenographer.

Members absent: John Wanner

Meeting minutes of January 25, 2022 ZHB meeting were reviewed. A motion was made by Larry Martin to approve the minutes with the addition of the reorganization. Motion was seconded by Dennis Eby.

Three exhibits were presented and requested that they be marked as Township Exhibits 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

Continued Applications:

1. 01-22-01 Samuel S. Beiler of 5081 Strasburg Road, Gap, PA 17257 (Subject Property) is requesting a Variance from §340-32.J(3) to not be required to widen driveway to meet joint use driveway requirements related to the addition of a second dwelling unit (Farm House Expansion). The Subject Property is located w/in the A – Agricultural district.

Application Presented By: Samuel Beiler

Testimony: Wants to install 18' width to drive that serves the school.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

New Applications:

1. 02-22-01 Daniel K. Stoltzfus of 6124 Beaver Dam Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located w/in the A – Agricultural district.

Application Presented By:

Testimony: Applicant did not show

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Denied

2. 02-22-02 Mervin S. King of 5803 Old Philadelphia Pike, Gap, PA 17527 is requesting a Special Exception under 340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located at 5813 Old Philadelphia Pike, Gap, PA 17527 within the A – Agricultural district.

Application Presented By: Mervin King

Testimony: Wants to build a detached garage, will be on west side of house, will be 28'x48', existing run in shed 12'x18', existing barn 30'x60', total residential accessory space 3144 sf, one story 18' peak, will have plumbing, needs to be connected to septic system, he wants to put a canning kitchen in.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

3. 02-22-03 Philip Boyd, Jr. of 115 Acorn Way, Honey Brook, PA 19344 is requesting a Variance from §340-17.B to establish a business within one of the suites of the Village at Gap Associates shopping center. This business proposes to provide a space to hold a variety of special events. The Subject Property is located at 5360 Lincoln Highway, Gap, PA 17527 and is within the RC – Regional district.

Application Presented By: Phillip Boyd

Testimony: 1680 sf, has a restroom, customers would be bringing their own food, limit to 75 people, CAI stated that max 75 people, would not have bands, is part of his contract with his customer, customers are responsible for waste collection, events end an hour before time listed, events are limited to interior of space.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

4. 02-22-04 Samuel Glick of 5804 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variance from §340-14.B to provide access through residential zoning for a commercial/industrial a use that is proposed within West Sadsbury Township. The Subject Property is a vacant parcel of land located at 5791 W. Lincoln Hwy, Gap, PA 17527 (PIN 360200150000), and is located within both Salisbury and West Sadsbury Townships and is within the R-1 – Residential zoning district within Salisbury Township.

Application Presented By: Seth Hillar and Sam Glick

Testimony: 65'x125' pole structure proposed to store vehicles and materials and office space, 12 employees, has eight work pickups, ok with 3 lots max, probably 2 lots will end up being subdivided, ok with a condition limiting larger traffic movements to left hand turn only, would place signage exiting property, doesn't propose any signage at this time, he would comply with our ordinance for anything within Salisbury Township, ok with a condition that Township Solicitor review joint use access easement agreement prior to it being executed and recorded, ok with a condition that in that agreement there be a provision that the applicant be responsible for repair of County Line Rd if there is degradation of the road, ok with limiting uses to contractor establishment.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Denied

The meeting was adjourned at 7:55 PM

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer