

## **Salisbury Township Zoning Hearing Board Minutes from January 22, 2019 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, January 22, 2019, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:00 PM

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

Members absent: John Wanner

Meeting minutes of December 27, 2018 ZHB meeting were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Dennis Eby.

Reorganization: Appointment of Chairman, Vice Chairman, Alternate and Council. A motion was made to retain the same appointments, motioned by Larry Martin, seconded by Dennis Eby. Second motion was made to retain Julie Miller of Russel Krafft & Gruber, LLP as Zoning Hearing Board Solicitor by Peter Horvath, seconded by Larry Martin. All motions passed unanimously.

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:**

#### **New Business:**

1. 01-19-01 - Emanuel J. King of 173 Cattail Road, Gordonville, PA 17529 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to establish and Echo House, subject to Section 429 and a Variance from Section 429.8 to allow the Echo House to be located within the Front Yard. The subject property is located at 610 Lime Quarry Road, Gap, PA 17527 and is within the A – Agricultural district.

Application Presented By: Emanuel and John King

Testimony: main house is 248' from centerline of road, they are proposing to place the echo house approximately 125' to centerline of road, Emanuel King's wife's parents would reside in the echo home, they are 82, sewage system that exists is not adequate for 2 units in home and echo home, perc testing complete for elevated sand mound just east of main driveway, looked into 14' x 55' unit, understands that unit needs to be temporary, there used to be a sawmill, Emanuel's father-in-law lives in west end of home, abandoned sawmill is in back building furthest from road, has a hobby shop that is still used, wants to put echo home south of the existing pavilion.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

2. 01-19-02 - Levi K. Esh III of 71-B Slaymaker Hill Road, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is within the A – Agricultural district.

Application Presented By: Levi Esh

Testimony: would like to build a 42' x 54' horse and carriage barn, remove a 120 sf utility shed and relocate existing 288 sf shed and remove 16' x 38' (608sf), would be 2 story max height 29', will be greater than 30' to nearest (eastern) property line, will be used for residential purposes, proposed barn will be 70' x 80'. Lloyd Esh (adjoining neighbor) provided statement in favor of application.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer