

## **Salisbury Township Zoning Hearing Board Minutes from January 26, 2021 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, January 26, 2021, at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:06 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

Reorganization: Appointed Peter Horvath as Chairman, Larry Martin as Vice Chairman, and Julie Miller as Council.

Meeting minutes of December 22, 2020 ZHB meeting was 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.

### **APPLICATIONS REVIEWED:**

#### **Old Business**

#### **New Business**

1. 01-21-01 Christian E. Blank of 112 Cambridge Road, Gap, PA 17527 is requesting a Special Exception under §340-12.C(5) to establish a kennel, subject to §340-93. The Subject Property is located at 5599 Old Philadelphia Pike, Gap, PA 17527 and is within the A – Agricultural district.  
Application Presented By: Christian Blank  
Testimony: Son David lives on the farm and wants to start a kennel, 10-12 females and 1-2 males, 50-60 dogs per year K-1, non commercial until he needs to go commercial, proposed building will meet setback, would collect waste in pit and pumped for spreading, puppies that die would be buried, will have running water in building, building would be 14'x60', no people allowed in kennel, no exercise area planned, runs would be 8'x10'.  
Motioned by: Larry Martin  
Seconded: Dennis Eby  
Decision: Approved with condition
2. 01-21-02 Withdrawn.
3. 01-21-03 Nevin and Anna Martin of 5846 Michelle Drive, Narvon, PA 17555 (Subject Property) are requesting a Variance from §340-21.D (Attachment 7) to be permitted to construct an addition to dwelling that will be within the minimum front yard setback. The Subject Property is located within the OS – Open Space district.  
Presented by: Nevin and Anna Martin  
Testimony: Wanting to build an addition that would accommodate a second car and mobile scooter, addition to be 12'x28' toward road and 12'x22' to east side of dwelling, addition would be 46.6' from right of way.  
Motioned by: Larry Martin  
Seconded: Dennis Eby  
Decision: Approved standard conditions

4. 01-21-04 David Allen King of 5982 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variance from §340-12.B to be permitted to allow one dwelling unit for short-term rental, not meeting residential occupancy requirements (§340-11). The Subject Property is located at 6104 Old Philadelphia Pike, Gap, PA 17527 and is within the A – Agricultural district.

Presented by: David King

Testimony: There are apartments in house, two units are presently rented now, short term would be first and part of second floor 3 bedrooms total of 7 rooms, what was store will remain vacant, 7 bedrooms total in structure, each apartment has own entrance, barn along Cains rd has been removed, there would be enough spaces for each unit, applicant would be cleaning the rental, out buildings used for personal storage and will be torn down eventually.

Motioned by: Larry Martin

Seconded by: Dennis Eby

Decision: Approved with specific conditions

5. 01-21-05 Calvin Fisher of 88A South Kinzer Road, Kinzer, PA 17535 is requesting a Variance from §340-13.D (Attachment 2) to be allowed to exceed maximum lot coverage to install a residential accessory structure. The Subject Property is located at 5026 Strasburg Road, Kinzer, PA 17535 and is within the R – Rural Residential district.

Presented by: Calvin Fisher and Dean Groff

Testimony: Wants to put up small horse barn for kids, would be manufactured type, wants to put a shed in SW corner size would be 12'x20', would be able to meet setbacks, would remove manure from his property if not able to put on neighbors, 5000 sf is approximate lot coverage, septic system is out front between house and road would not be affected.

Motioned by: Larry Martin

Seconded by: Dennis Eby

Decision: Approved with standard conditions

6. 01-21-06 DSW Holdings of 1340 Wilmington Road, Coatesville, PA 19320 is requesting a Special Exception under §340-16.C(3) to allow service and repair of trailers on the Subject Property, subject to §340-55 as well as Variances from §340-16.B to allow manufacturing of trailers and 340-16.P to allow storage of products greater than six-feet in height within one-hundred feet of a street. The Subject Property is proposed lot 1A2 to be subdivided from a lot of record identified as Lot 1A on a subdivision plan entitled, "Final Subdivision for Houston Run Lots," recorded at the Lancaster County Recorder of Deeds as Instrument No. 2013-0243-J, located on the southwest corner of the intersection of Martin Drive and Newport Road and is within the GC – General Commercial district.

Presented by: Bryan Byler and David Weaver

Testimony: Manufactures and services box for and trailer with belt bed, manufactures 9 currently at his existing facility would expect 10-20 in this facility, sides in raw form are 4'x8' duraplute, they build trailer from scratch, currently has 3 employees expecting 6-10 employees, hours are 6-6, service on average would be two trailers waiting, service bays would be on north side of building, dumpster on west side, scrap aluminum would be kept inside and recycling, they do cut and weld aluminum but minimal most joining is done by bolts, trailers are 12' high, raw materials brought in on flat beds, building to be 100'x120' 12000sf, would not be servicing trucks, sidewalls are a plastic material, landing gear and axles brought in, no paint booth, cutting Sawzall shears and circular saw, takes about 6 weeks to build one unit, most sales work done on phone but they would entertain customers on site, would have a small office in building, raw materials come in two times per year.

Motioned by: Larry Martin

Seconded by: Dennis Eby

Decision: Approved with specific conditions

7. 01-21-07 B. Allen Stoltzfus of 790 Mt. Vernon Road, Gap, PA 17527 (Subject Property) is requesting

modification of a prior decision and a Special Exception under §340-14.C(6) to allow additional residential accessory structure space, subject to §340-24.I and §340-118 and a Variance from §340-14.G to allow residential structures within the front yard and within minimum required setbacks as well as any other Special Exceptions and/or Variances required. The Subject Property is located within the R-1 – Residential district.

Presented by: Shelia Orourke and B. Allen Stoltzfus

Testimony: Limited to 3 accessory buildings, prior H&C barn approved for 2150 sf, no longer construction business located on property, additional space needed is 704 sf (pavilion and utility shed), no residential or commercial uses proposed.

Motioned by: Dennis Eby

Seconded by: Larry Martin

Decision: Approved

The meeting was adjourned at 9:07 pm.

Respectfully Submitted,

Kara Wanner  
Assistant Zoning Officer