

Salisbury Township Zoning Hearing Board Minutes from January 25, 2022 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, January 25 at 6:00 PM.

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

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

Members absent:

Reorganization: Larry Marting made a motion to retain officers from last year, John Wanner seconded. Motion carried.

Meeting minutes of October 26, and November 23, 2021 ZHB meetings were reviewed. A motion was made by Larry Martin to approve the minutes as written. 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. 11-21-03 Melvin E. King of 105 Churchtown Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(12) to construct and establish a Farm House Expansion, subject to §340-80 and a Variances from §340-33 and §340-32.J to not be required to meet access and joint use width and improvement requirements for the driveway. The Subject Properties are as noted and also include 107 Churchtown Road, Narvon, PA 17555 and 6133 Old Philadelphia Pike, Gap, PA 17527 are located within the A – Agricultural district.

Application Presented By: Melvin King, Sarah Beiler, and Jason Shaner

Testimony: They are proposing to widen the driveway to 16' where it comes to the flag lot owned by Sarah Beiler, driveway will be macadam, daughter will be living in existing and Melvin will live in the new.

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Approved with specific conditions

2. 12-21-01 Walter J & Mildred E. Kurtz of 384 Cambridge Road, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under §340-12. L to be permitted to subdivide a Parent Tract, subject to §340-12.L. The Subject Property is located within the A – Agricultural district

Application Presented By: Walter and Mildred Kurtz and Ron Hershey

Testimony: Would be a subdivision, lot 1 would retain an agricultural use, looking to utilize a non building waiver for sewage.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

New 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: Sam Beiler and Jason Shaner

Testimony: It is approximately 740' from dwelling to street, 125' from street to school drive connection, proposing to widen driveway between street and where school lane attached to driveway, this is approximately 140', a bus drops kids off at end of drive and they walk in, driveway is currently paved, it is a dairy farm, dairy truck serves farm now, Sam is ok with widening portion of driveway between school and street to 18' rather than 16' shown on plan,

he would also propose a pull of at midpoint between school and dwelling approximately 300' in from Sams, applicant requested a continuance.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Continued

2. 01-22-02 Abner Kauffman of 6145 Wanner Road, Narvon, PA 17555 (Subject Property) is requesting modification of a prior decision to increase and change license type and class of kennel granted in a prior decision as a Special Exception under §340-12.C(5) and subject to §340-93. The Subject Property is located within the A – Agricultural district.

Application Presented By: Abner Kauffman

Testimony: Wants to change from K1 to a CK4, CK4 will allow to 150-200 dogs and retail and wholesale, no changes to facilities, is an active dairy farm, breeds labs, kennel is built to accommodate, all dogs sold retail now, has 13 permanent resident dogs, provides stud service, showing area 25'x36' in adjacent barn.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions.

3. 01-22-03 Gap Property, LLC of 22 Spring Road, Gap, PA 17527 is requesting Variances from §340-16. B to allow the sales, rental, service and repair of heavy equipment, repair of tools and equipment as well as a Variance from 340.137 to allow additional time from the Board's decision to complete the project as well as a Special Exception under §340-16.C(3) to establish a farm machinery and heavy equipment service and repair facility, subject to §340-55 and including any other Special Exceptions and/or Variances required to establish and construct the proposed improvements. The Subject Property is a vacant lot located on the northwest side of the intersection of S.R. 30 (Lincoln Hwy) and 772 (Newport Rd), identified as Lot 1 on a plan entitled, "Final Subdivision Plan of Lots for Melvin J. Martin Estate," recorded at the Lancaster County Recorder of Deeds office as Instrument No. 2018-0327-J and is within the GC – General Commercial district.

Application Presented By: Wilmer Stoltzfus, Todd Shoaf, and John Mateyak

Testimony: Asking for 2 years to obtain permits and construct, Willy intends to relocate his operations from his current location to this property, primarily construction equipment rented, building 1 retail of tools, building 2 service equipment, building 3 retail of medium equipment, all service to be within buildings, approximately 65 employees all single shift, 6-6 weekdays and 7-5 Saturdays, plan in compliance with zoning requirements according to Todd S., total building space 119,000 sf, 246 parking spaces, 27 loading spaces, fuel island is only for his equipment only, no sales to customers, security fencing will be at strategic locations on property, would be preparing a SPPC plan for property this is redone every 5 years, gas tank service fuel island will be above ground, display area would be for equipment, oils and other hazardous materials will be stored inside, equipment that he services are his own, other properties would be rented out, they will be washing equipment and will propose to place any prefiltration prior to discharge, all equipment will be stored on a paved area.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

4. 01-22-04 Freedom Land Management, LLC of 2969 Lincoln Hwy, Gordonville, PA 17529 is requesting Special Exceptions under §340-18.C(4) and (6) to establish a Heavy Industrial Use involving processing and production of trailers as well as performing service and repair on trailers as well as any other Special Exceptions and/or Variances needed to establish the proposed use. The Subject Property is located at 5130 Lincoln Highway, Gap, PA 17527 and is within the I – Industrial district

Application Presented By: Anthony and Dan Petersheim

Testimony: Proposing 3 buildings, manufacturing trailer lines, Jutland, truck bodies, paint building, there are no retail sales proposed in any of the buildings, current facility in Gordonville will still be retained, pictures of paint booth and blast booth, scrap waste from welding and cutting, manufactures shed hauling trailers, trailers will be repaired for customers, no storage of wrecked trailers, all ventilated, public water and sewer planned to be used,

no raw materials stored outside except axles, most raw materials will be stored in north side of building, generally produces 4 shed trailers a week, 70 employees, maximum size trailer 53' x 102" wide, appropriate filtering equipment for washing, there are 4 dwellings, one with 2 dwelling units, contract refurbishing of trailers they are sent down from his retail location, 6-5 Monday thru Friday and some Saturdays.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

The meeting was adjourned at 9:01 PM

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer