

Salisbury Township Zoning Hearing Board Minutes from January 24, 2023 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, January 24, 2023 at 6:00 PM.

Dennis Eby called the meeting to order at 6:01 pm.

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

Members absent: Peter Horvath

Reorganization: Larry Martin made a motion to retain officers from last year, John Wanner seconded. Motion carried. Motion made by Larry Martin to appoint Julie Miller of Russell Krafft & Gruber as Council, seconded by John Wanner.

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.

Zoning Hearing Board 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. 12-22-06 - Prestige Real Estate Group c/o Shawn Stoltzfus of 85 N. Kinzer Road, Kinzer, PA 17535 are requesting a Variance from §340-18.B - to allow a retail service business in the form of a painting contractor to be established on the property, a Variance to allow multiple principal uses to be established on a single lot without having to meet individual lot requirements for each structure as well as a Special Exception under §340-18.C(1) to establish a mini warehouse, subject to §340-95 and a Variance from 340-95.E to not retain an onsite manager as well as any other Special Exceptions and/or Variances to establish requested uses. The subject property is lot 5A shown on a subdivision plan entitled, "Houston Run Lots 1, 5 and 6," recorded as Instrument No. 2019-0045-J at the Lancaster County Recorder of Deeds and is located on the east side of Newport Avenue being partially within the GC – General Commercial and I – Industrial districts.

Testimony: Closed. No further testimony.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

New Applications:

1. 01-23-01 - John A. and Martha Lapp of 126 Meeting House Road, Gap, PA 17527 (Subject Property) are requesting a Variance from §340-19.B to allow construction of a new dwelling in replacement of an existing one, a Special Exception under §340-19.C(16) to establish a woodworking shop as a Rural Occupation, Subject to §340-106, including a Variance from §340-106.E to allow outdoor storage space to be located within the front yard or in lieu of a Special Exception, Variances from §340-19.B to establish the business and/or §340-30 to establish two principal uses without completing land development and meeting individual lot requirements for each principal use and a Variance from 340-19.B(10) to exceed maximum permissible residential accessory space as well as any other Special Exceptions and/or Variances needed to complete and establish the requested improvements. The Subject Property is located within the RE – Rural Enterprise district.

Application Presented By: John Lapp and Nick Gard

Testimony: Applicant has owned property since 2014. Dwelling currently is on second floor. First floor is a horse and carriage space. Applicant wants to build a new dwelling and move out of the space now used as a dwelling. This lot is ten acres. The horse and carriage barn and dwelling would be converted solely to becoming a woodworking business making crafts with the largest item manufactured being chicken coops. There will be no outside employees in the business. The business would store finished product and would have need for approx. six

skids. Deliveries would be brought in by pickup and trailers (no tractor trailers), approx. two per week and the pick up of finished products. The main business building is 60' X 40' and 22' X 40' add-on = 3280 SF. House/Barn is approx.. 2560 SF. Business building was built in 1992. Outdoor storage is to be on the south side of the existing business building. Dumpster is a 2 CY container. Applicant is willing to move and screen it. Woodworking shop began in 2020.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Denied

2. 01-23-02 - Herbert and Melanie Benner of 5721 Old Philadelphia Pike, Gap, PA 17527 (Subject Property) are requesting a Special Exception under §340-12.C(2) to install and ECHO House, subject to §340-78 and a Variance from §340-78.A to allow ECHO Home to exceed maximum floor area limit. The Subject Property is located within the A – Agricultural district.

Application presented by: Herb and Melanie Benner

Testimony: Melanie's parents (ages 91 and 87) would reside in the Echo House. Proposed Echo House is to be 960 SF/Patriot Homes and to be located on the West side. A whole new drainfield is being installed. Existing driveway west of the main house will be used by occupants of the Echo House and has enough space for two cars. A signed form of conditions was entered as Exhibit 1.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with standard conditions.

3. 01-23-03 - Andrew Severein /Severein Enterprises, LLC of 5402 Lincoln Highway, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-16.C(3) to expand an automobile repair facility, subject to §340-55 and a Variance from §340-16.F to allow proposed expansion within required yard setbacks and including any additional Special Exceptions and/or Variances required related to construction of the proposed improvements. The Subject Property is located within the GC – General Commercial district.

Application presented by: Eric Vosburg and Andrew Severein

Testimony: Proposing 50' X 55' addition. Addition would include two repair bays and possibly a third. Proposed addition would be 10' from eastern property line. Existing building is 51' from eastern property line. Bays would be light trucks and passenger vehicles with repairs being full service. There will be two doors on the north side. Minimum parking requirement is 25-26 spaces. Business has 8-9 employees. Applicant would add some parking on the south side which is currently a fenced in area. The fence would be removed. No parts or vehicles will be stored outside. Existing and proposed buildings are single story. Height of proposed addition at lowest point is 24'

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with standard conditions

The meeting was adjourned at 7:10 PM

Respectfully Submitted,

Damian S. Clawser

Damian Clawser

Zoning Officer