

Salisbury Township Zoning Hearing Board Minutes from July 23, 2019 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, July 23, 2019, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Vice Chairman John Wanner called the meeting to order at 7:01 PM

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

Members absent: Peter Horvath

Meeting minutes of June 25, 2019 ZHB meeting will be reviewed at the August meeting.

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 John Wanner and seconded by Larry Martin to accept the Exhibits. Motion carried unanimously.

APPLICATIONS REVIEWED:

Old Business:

New Business:

1. 07-19-01 Kenneth & Cathy Weiler of 925 Mt. Zion Road, Narvon, PA 17555 are requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to be permitted the ability to subdivide a piece of land from one property to add to an adjoining property as well as allow recreational use and residential accessory structures to remain on a lot with no principal use, a Variance from Section 201.12.A to be permitted to complete the subdivision where there are no sub dividable rights afforded either subject property, a Variance from Section 201.12.D to be permitted to increase the size of a lot of record as well as a Variance from Section 201.5 to allow both lots to be sized in a manner that exceeds maximum permissible residential lot requirements and is less than minimum permissible agricultural lot requirements, as well as any other Special Exceptions and/or Variances needed to complete the subdivision. The subject properties are located at 919 (PIN 560-69121-0-0000) and 925 (PIN 560-18136-0-0000) Mt. Zion Road, Narvon, PA 17555 and are both within the A – Agricultural district.

Application Presented By: Ken Weiler

Testimony: Existing 14.4 and 2.247 ac, proposed 2.696 and 13.98 ac, wants to reduce his maintenance, will still maintain proposed lot 6 until he takes the next step, wants to remove the structure labeled as trailer, church team plays ball, he does rent it out, used 3 months/year may-aug, is maintained outside of those dates, bathroom on property put in years ago is a holding tank, spring feeds bathroom and pond, the well marked on larger lot is not a well as marked it actually feeds water back into the pond.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

2. 07-19-02 Mark Zook of 5076 Diem Road, New Holland, PA 17557 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to be permitted to install an echo home, subject to Section 429 and a Variance from Section 429.8 to allow the proposed structure to be located within front yard setbacks as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the A – Agricultural district.

Application Presented By: Mark Zook

Testimony: Wants to build a structure 26' x 26' would be set up on piers, for his father who is 83, his father would use small pole barn and move another structure on his lot to house his horse and carriage, he would need to put a new drain field in to connect echo house and main home, would put new drain field below existing system, understands that this would need to be removed within 90 days.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

3. 07-19-03 Keystone AgriScience, LLC / Chester K. Lapp of 204 Hill Road, New Holland, PA 17557 is requesting modification of a prior decision and Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish an agricultural product (hemp) processing facility as a Rural Occupation, subject to Section 457, or in lieu of this, a Variance from Section 201.2 as well as any other Special Exceptions and/or Variances required to establish the use. The Subject property is located at 5917 Plank Road, Narvon, PA 17555 and is located within the A – Agricultural district.

Application Presented By: George Cook, Bron Irwin, Daryl Hastings, Jerry Skiles

Testimony: PADEP permit issued industrial hemp processing, 2018 farm bill, 8 member in LLC, one of which is property owner, THC must be below .3% in industrial hemp, this limit takes it out of realm of marijuana, about 35 farmers are growing hemp for KAS, 5917 facility is for drying only, raw material dropped off at loading dock, dried in commercial dehydrator, finished product stored in super sacks, corporate offices are located in East Earl, forklift business to be fully removed from property, would be utilizing building as is, building is 15,102sf, outdoor storage not proposed, no business sign, 5 ft employees, 18 trips/day, box trucks would be utilized, no tractor trailers, no retail sales, not much if any trash generated, branches will be used for animal bedding, ok with limited hours of operation set in ordinance, harvest is sept-oct, hemp is being dried for oils, farmers are to be preprocessing plants prior to it leaving the farm property, parking would be provided near retaining wall adjacent building, area of parking will be screened, there will need to be a 1000 gal septic tank installed for business, currently there is a 500 gal tank, drier system is a closed system, recirculated the air, exhaust will take out humidity as needed, exhaust is on top of drier, will be located on west end of chicken house.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 9:12 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer