

## **Salisbury Township Zoning Hearing Board Minutes from July 27, 2021 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, July 27, 2021, at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 5:57 pm.

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

Members absent: John Wanner

Meeting minutes of June 21 + 22, 2021 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.

### **NEW APPLICATIONS:**

1. 07-21-01 Craig Smucker of 416 Sollenberger Rd, New Holland, PA 17557 (Subject Property) is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-24.I and §340-118 . The Subject Property is located within the A – Agricultural district.

Application Presented By: Criag Smucker

Testimony: Wants to build a barn that is 2816 sf, would be located at end of existing driveway turnaround, would be used for recreation and personal use, store camper inside, square wold be 14' high and average of 17.5' high, will be removing a shed, property is just shy of 2 acres, no business use, there will be plumbing and bathroom proposed, electric proposed, peak would be 8' above square, 2864 total residential accessory space, will not be rented, will not include any cooking facilities .

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Granted with specific conditions

2. 07-21-02 David and Fannie Stoltzfus of 621 Amish Road, Gap, PA 17527 are requesting a Special Exception under §340-12.C(10) to complete a subdivision to create a residential lot, subject to §340-110 and §340-12.L and a Variance from §340-12.E to exceed maximum permissible residential lot size, a Special Exception under §340-12.C(2) to be permitted to place ECHO housing on the remaining agricultural property, subject to §340-78 and a Variance from 340-78.G to be permitted to place the ECHO home within minimum required setbacks. The Subject Property is located within the A – Agricultural district.

Application Presented By: Keith Good and David Stoltzfus

Testimony: 880 sf building proposed for Davids parents, will be connecting house to main septic, regulations gone through, would not have a basement, 2 acre lot proposed for his son, wants variance for lot size, area that they are wanting to subdivide off is near school and wet spring behind school, want to subdivide off Amish rd not 897.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

The meeting was adjourned at 6:40 PM.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer