

Salisbury Township Zoning Hearing Board Minutes from July 25 & 26, 2022 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Monday and Tuesday, June 25 & 26, 2022 at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:00 pm on 7/25/22 and 6:02 pm on 7/26/22.

Members present: Dennis Eby, Larry Martin and John Wanner. Also present was Julie Miller, ZHB Council and Damian Clawser, Township Zoning Officer and Christy DellaRova, Stenographer 7/25/22 and Allen Blank 7/26/22.
Members absent: Peter Horvath

Meeting minutes of June 28, 2022 ZHB meetings were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by John Wanner.

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.

Hearing 1 – Monday, July 25, 2022, beginning at 6:00 pm

New Application:

1. 07-22-01 Melvin L. Beiler of 683 Lime Quarry Road, Gap, PA 17527 is requesting a Special Exception under §340-13.C(2) to place an ECHO house on the Subject Property, subject to §340-78, a Variance from §340-78.E(1) to be permitted to allow ECHO home to be connected to a septic system other than the one serving the principal dwelling, a Variance from §340-13.D (Attachment 2) for a proposed lot to not meet minimum lot area requirements as well as any other Special Exceptions and/or Variances needed to complete the subdivision and place the ECHO home. The Subject Property is located at 687 Lime Quarry Road, Gap, PA 17527 and is within the RR – Rural Residential district.

Application Presented By: Melvin Beiler

Testimony: Wants to complete subdivision to put an echo house on subject property, wants to amend application to include variance to allow echo house to be located within the front yard, will be removing detached garage and some impervious surfacing, inlaws will be living in echo house, will be 840 sf.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with specific conditions

2. 07-22-02 Levi J. and Mary K. Blank of 5380 Amish Road, Gap, PA 17527 are requesting a Special Exception under §340-12.C(16) to exceed maximum permissible residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is a 7.6-acre vacant lot located on the east side of Cut Road, between Martin and Millwood Roads, otherwise identified with PIN 560-54357-0-0000 and is within the A – Agricultural district.

Application Presented by: Levi Blank and Jason Shaner

Testimony: Wants to build a 36' x 60' 2160sf barn, will be 150' away from street, will be a bank barn and will meet height requirements, two story, no to exceed 29' to peak, will be horse and carriage use, not a dwelling or commercial, distance between property line and barn is 90'.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with standard conditions

3. 07-22-05 Benueal K. King of 5466 Friendship Lane, Kinzer, PA 17535 is requesting a Variance from §340-19.B to be permitted to build a single-family detached dwelling as well as a Variance from §340-19.B(10) to allow a proposed lot containing the dwelling to not meet lot requirements as well as any other Special Exceptions and/or Variances needed to establish the use and complete the subdivision. The Subject Property is located at 5465/5469 Friendship Lane, Kinzer, PA 17535 and is within the RE – Rural Enterprise and A – Agricultural districts.

Application Presented By: Benuel and Gideon King Jr.

Testimony: The owner of the property was not present, applicant requested a continuance.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved to be continued

4. 07-22-06 Emanuel D. Zook of 178 S. New Holland Road, Gordonville, PA 17529 is requesting a Special Exception under §340-12.C(10) to subdivide a residential lot from a Parent Tract, subject to §340-110 and §340-12.L. The Subject Property is located at 406 Hershey Church Road, Kinzer, PA 17535 and is within the A – Agricultural district.

Application Presented By: Emanuel Zook, Emanuel Lantz and Jason Shaner

Testimony: Proposed lot is .998 gross area, currently pasture area on farm, lot is 92 acres in size, would be residential use and would contain a single family dwelling, ok with condition regarding recording deeds within 30 days of recording plan.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with standard conditions

Hearing 2 – Tuesday, July 26, 2022, beginning at 6:00pm

5. 07-22-03 Benuel S. Lapp of 565 Buchland Road, Narvon, PA 17555 (Subject Property) is requesting a Variances from §340-12.E (Attachment 1) and §340-106.B to be permitted to relocate a single-family dwelling whereby both existing residential accessory and Rural Occupation buildings will be located within the front yard upon relocation of the dwelling as well as any other Special Exceptions and/or Variances needed to complete the proposed improvements. The Subject Property is located within the A – Agricultural district.

Application Presented By: Benuel Lapp

Testimony: Proposed dwelling to be larger than existing, wants to relocate for safety and privacy, proposed dwelling to be two story, driveway off of Cambridge Rd will be closed.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with specific conditions

6. 07-22-04 Eli B. Smucker of 317 Springville Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(2) to be permitted to install an ECHO house, subject to §340-78. The Subject Property is located within the A – Agricultural district.

Application Presented By: Ashley Glick and Eli Smucker

Testimony: Daughter and son in law will be moving into main dwelling, proposed home would be 396 sf, will be located behind barn in rear yard, will be connecting to existing septic system serving main dwelling.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with standard conditions

7. 07-22-07 Samuel M. and Marilyn F. Glick of 950 Simmontown Road, Gap, PA 17527 are requesting a Variance from §340-16.B to be permitted to establish the manufacture of storage sheds as well as a Variance from §340-16.P to allow outdoor storage of products greater than 6' in height within min. required setbacks. The Subject Property is a vacant parcel located between Martin Drive and Lincoln Hwy, identified as "Proposed Lot 3A" on a subdivision plan titled, "Final Subdivision Plan for Houston Run Lot 3," recorded at the Lancaster County Recorder of Deeds as instrument no. 2019-0354-J, otherwise identified as PIN 560-00988-0-0000, which is located within the GC – General Commercial district.

Application Presented By: Samuel Glick and Bryan Byler

Testimony: 5607 Strasburg has been in business for 47 years at this location on his farm, roughly makes 1000 sheds per year, 900 sold wholesale, approx 25% of business is retail, has 17 employees in existing business but would expand in new space, on average 5 trucks in to deliver raw materials per week, has 8-9 display models, lumber

would be stored under a canopy attached to building on west side, looking to double current capacity, applicant requested a continuance.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved to be continued

8. 07-22-08 Linville Hill Christian School / Matt Buckwalter of 835 Houston Run Drive, Suite 200, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Variance from §340-18.B to allow expansion of an educational use within an existing building. The Subject Property is located within the I – Industrial district.

Application Presented By: Matt Buckwalter and Dale Yoder

Testimony: Proposing to convert upper floor to include 4 classrooms and bathrooms, café is still operational, library is still operational, there are 86 spaces parking in lower lot, upper lot is 94 parking spaces, total 130 students currently enrolled, 75% of students are bussed in, school hours are 8:10 am to 3:15 pm.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with standard conditions

The meeting was adjourned at 7:17 pm 7/25/22 and 7:30 pm 7/26/22.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer