

## **Salisbury Township Zoning Hearing Board Minutes from June 23, 2020 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, June 23, 2020, at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:02 PM

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

Members absent: John Wanner

Meeting minutes of May 26, 2020 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.

### **APPLICATIONS REVIEWED:**

#### **New Business**

1. 06-20-01 Sylvan S. Stoltzfus of 6039 Wanner Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3, subject to Section 444 and a Variance from Section 444.3 to allow animal boarding structure within minimum required setbacks. The Subject Property is located within the A – Agricultural district.  
Application Presented By: Sylvan Stoltzfus  
Testimony: Wants K2 60-100 dogs per year, 6 females max at this time, using calf barn, nearest structure to be used will be 75' from road right of way, waste generated by the kennel will be put on the fields, rents two sections of the barn, has a farrier business.  
Motioned by: Larry Martin  
Seconded: Dennis Eby  
Decision: Approved with standard conditions
  
2. 06-20-02 John K. Stoltzfus of 5606/5608 Meadville Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to establish an Echo Home, subject to 429 and a Variance from Section 429.2 to allow the dwelling to be part of a permanent structure or in lieu of this, a Variance from Section 201.2 to be able to establish a dwelling within a portion of an existing structure as well as any other Special Exceptions and/or Variances needed to establish the use. The Subject property is located within the A – Agricultural district.  
Application Presented By: John Stoltzfus and Sam Stoltzfus  
Testimony: Requests amending application to place echo housing, variances are with drawing, existing dwellings are connected, proposed echo home will be placed behind existing dwellings, home would be 832 sf, will be consulting with SEO  
Motioned by: Larry Martin  
Seconded: Dennis Eby  
Decision: Approved with standard conditions
  
3. 06-20-03 Jonas Smucker of 689 Narvon Road, Gap, PA 17527 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.P, to be permitted additional residential accessory space, subject to Sections 302.9 and 469 and a Variance from Section 469.2 to allow proposed structure within minimum required setbacks. The subject property is located within the A – Agricultural district.

Application Presented By: Jonas Smucker

Testimony: Removing three structures during project, septic system location and culvert directs water under the road, will be at least 29' in back from side yard, distance between road and barn is to be 30', total residential accessory space 3636 sf, to only be used for residential accessory use only no dwelling, will be two story.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

4. 06-20-04 Amos F. and Katie Ann Beiler, Jr. of 5592 Old Philadelphia Pike, Gap, PA 17527 are requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Section 469.2 to allow proposed expansion to occur within minimum required setback. The subject property is located within the A – Agricultural district.

Application Presented By: Kevin Whitmier and Amos Beiler

Testimony: Existing barn is 1443 sf, expansion would take it to 2728 sf, expansion would take him to 78' from right of way, will be on N, E, and W sides of existing structure, barn will match existing height of 31', for horses, no dwelling or business, second floor will be hay storage.

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Approved with specific conditions

5. 06-20-05 Daniel S. and Katherine R. Blank of 5861 Old Philadelphia Pike, Gap, PA 17527 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Section 469.3 to be permitted to construct proposed structure within minimum required setback.

Application Presented By: Daniel Blank

Testimony: 11 x 30' existing structure, wants to build a new barn, will just be under 28' high, wanted to be 20' from western property line, will be used for horses and storage, no residence or business, total residential accessory space 1968 sf.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 7:44 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer