

## Salisbury Township Zoning Hearing Board Minutes from June 28, 2022 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, June 28, 2022 at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:00 pm.

Members present: Dennis Eby, Larry Martin 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 May 23 & 24, 2022 ZHB meetings were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Dennis Eby.

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.

### New Application:

1. 06-22-01 Alvin & Hannah King of 5179 Amish Road, Kinzer, PA 17535 (Subject Property) are requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located w/in the A – Agricultural district.

Application Presented By: Alvin King

Testimony: Wants to put a 12' x 20' garden shed in property, should be 11' high, existing structures total 1928 sf, shed would be 12' from property line, storage space only, no business, no dwelling.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

2. 06-22-02 Mervin Petersheim of 5097 Woodland Drive, Kinzer, PA 17535 (Subject Property) is requesting modification of a prior decision and a Variance from §340-13.D (Attachment 2) to be permitted to exceed maximum permissible lot coverage for proposed building improvements. The Subject Property is located within the RR – Rural Residential district.

Application Presented by: Mervin Petersheim

Testimony: replacing a deck and porch as part of a project that would total 173 sf, existing lot coverage totals 4117 sf, proposed would be 4280 sf.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

3. 06-22-03 Daniel King of 6280 Criswell Road, Honey Brook, PA 19344 (Subject Property) is requesting a Special Exception under 340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I and a Variance from §340-24.I(2) to exceed maximum permissible height. The Subject Property is within the A – Agricultural district.

Application Presented By: Daniel King

Testimony: Wants to build a horse and carriage barn of 2200 sf wants it to be 2 story with a basement, proposed height 24' to square and 32' to peak, new building would be behind existing shed to be removed, no business and no residential use, overall dimensions 40' x 55', basement would not be under part of the barn of 8' x 39' area.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

4. 06-22-04 John D. Meck / Meadville Mennonite Church located at 5726 Meadville Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under and subject to §340-125 to expand a non-conforming use, a Variance from §340-125.B to allow proposed expansion to exceed maximum limit, a Variance from §340-34 to not be required to meet minimum off-street parking requirements as well as any other Special Exceptions and/or Variances required to expand and complete proposed improvements. The Subject Property is located within the A – Agricultural district.

Application Presented By: Eric Vosburgh and John Meck

Testimony: Adding a gymnasium, church is used during Sunday morning and several meetings during week, gymnasium would be used for volleyball, basketball and banquets, funerals, sanctuary is able to seat 100, total height to eave 27', less than 35', normal attendance is 40-45 on a Sunday, gym under ucc code will allow 49 people, no basement proposed under gym, there are 24-26 spaces including 2 buggy spots, the biggest issue with expanding parking is the variety of events that would need this number of people, reusing an engineered metal building that they purchased.

Motioned by: Larry Martin

Seconded: Peter Horvath

Decision: Denied

5. 06-22-05 Mervin J. King of 458 Lynch Road, New Holland, PA 17557 (Subject Property) is requesting modification or a prior decision to replace and change size of ECHO housing as well as tenancy established as a Special Exception under 340-13.C(2) and subject to 340-78. The Subject Property is located within the RR – Rural Residential district.

Application Presented By: Michael and Mervin King

Testimony: Existing echo house would be removed 512 sf, new one is proposed to be 875 sf, will be removing 450 sq of driveway to maintain existing lot coverage.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

The meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer