

Salisbury Township Zoning Hearing Board Minutes from March 24, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, March 24, 2020, at 7:00 PM via teleconference.

Chairman Peter Horvath called the meeting to order at 7:05 PM

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

Members absent: John Wanner, Dennis Eby

Meeting minutes of February 25, 2020 ZHB will be voted on during the April 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.

Damian Clawser testified that the Township Office building had been posted with instructions for the general public to be able to enter into the conference. Also testified all March Applicants had signed and returned waiver forms granting ZHB additional time to consider their applications. These waiver forms are being kept at the Township office.

APPLICATIONS REVIEWED:

Old Business:

1. 02-20-05 Chris Stoltzfus of Triple S Estates, LP of 5080 Leike Road, Parkesburg, PA 19365 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, Sections 504 to allow substitution of a nonconforming use and Section 503 to allow expansion of the proposed non-conforming use as well as a Variance from 503 to allow the expansion to exceed maximum permissible expansion of 25%, or in lieu of this, a Variance from Section 203.2 to allow a construction and design company to be established on and operate from the Subject Property where once a plumbing company and cable installation company were once located. Additionally requested are a Variance from Section 203.5 to exceed maximum permissible lot coverage, a Variance from Section 203.6.B to exceed maximum permissible accessory structure height, a Variance from Section 315 with regards to limitations on outdoor signs and Section 308 to allow two principal uses on a single lot without the need to meet individual lot requirements for each as well as any other Special Exceptions and/or required to establish the use and other requests. The Subject Property is located at 5847 Lincoln Highway, Gap, PA 17527 and is located within the R-1 – Residential district.

Application Presented By: Chris Stoltzfus

Testimony: heard at the previous meeting

Motioned by: Larry Martin

Seconded: Peter Horvath

Decision: Approved with standard conditions

2. 02-20-06 Nathan Smucker of 5847 Old Philadelphia Pike, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.C to be permitted to install a billboard, subject to Section 468 and to include a Special Exception under Section 315.4, to install a dynamic display on the proposed billboard, subject to Section 315 and a Variance from Section 315.4.A to allow the dynamic display closer to residential zone or use and a Variance from Section 468.4 to allow a billboard within minimum separation distance to another billboard. The Subject Property is located at 4992 Lincoln Highway, Gap, PA 17527 and is within the I – Industrial district.

Application Presented By: Nate Smucker and John Mateyak
Testimony: Was heard at the last meeting.
Motioned by: Larry Martin
Seconded: Peter Horvath
Decision: Approved 208.3.c, denied 315.4.a

All continued March items will be convened April 28, 2020.

The meeting was adjourned at 7:36 pm.

Respectfully Submitted,

Kara Wanner
Assistant Zoning Officer