

Salisbury Township Zoning Hearing Board Minutes from March 26, 2024 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, March 26, 2024 at 6:00 PM.

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

Members present: Peter Horvath, Dennis Eby and Larry Martin. Absent: John Wanner

Also present was Adam Marines and Laura McGarry, ZHB Council. Damian Clawser, Township Zoning Officer and Allen Blank, Stenographer.

Minutes of the February 27, 2024 ZHB Meeting were read and approved.

Damian S. Clawser, Zoning Officer for Salisbury Township, was sworn in.

Zoning Hearing Board exhibits were presented. 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

Motion to accept: Peter Horvath Seconded: Dennis Eby

New Applications:

1. 03-24-01

Wilmer J. Lapp of 5234 Old Strasburg Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-14.C(6) to construct additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the R-1 – Residential district.

Presenting: Wilmer Lapp

Testimony: Wants to put up a 30'X65' hoop building using a plastic/tarp cover. One story 10' high with 4' walls. No heat in structure. Hose bib for animals. Proposed structure to be 50' from edge of street. Existing garage is 14' from street. 14'X20' shed and 10'X10' shed and garage 23'X24' already exist. Accessory space will be 2882 SF with proposed hoop building.

Decision: Granted with standard conditions

Motioned by: Dennis Eby Seconded by Larry Martin

2. 03-24-02

Leroy and Martha Riehl of 399 Jacobs Road, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under § 340-12.C(16) to construct additional residential accessory space, subject to §340-118 and §340-24.I and a Variance from §340-118 to be within minimum required setbacks. The Subject Property is located within the A – Agricultural district.

Presenting: Leroy Riehl

Testimony: Property is four acres. Wants to add a two story three car garage with a single story breezeway with second floor storage and living space. There is no bathroom proposed. Has a market business. Home is only used for truck parking and bookkeeping.

Decision: Granted with standard conditions

Motioned by: Dennis Eby Seconded by Larry Martin

3. 03-24-03

Michael Beiler of 5919 Mast Road, Narvon, PA 17535 (Subject Property) is requesting a Special Exception under §340-21.C(17) to construct additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the OS – Open Space district.

Presenting: Michael Beiler

Testimony: Wants to build a 20' addition to existing H & C barn with a height of 25'. There is a hose bib in the existing barn. Not to have any business or dwelling usage.

Decision: Granted

Motioned by: Dennis Eby Seconded by Larry Martin

4. 03-24-04

Naomi Mae Stoltzfus of 340 School Lane Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-12.C(16) to construct additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the A – Agricultural district.

Presenting: Levi Stoltzfus. Sam Stoltzfus

Testimony: Proposed addition to be 1836 SF, two story, 27'H for storage and personal use. Hose bib in barn. No dwelling or business use. Structure will be 38' from nearest property line.

Decision: Granted

Motioned by: Dennis Eby Seconded by Larry Martin

5. 03-24-05

Matthew and Mary Fisher of 504 Sandmine Road, New Holland, PA 17557 (Subject Property) are requesting a Special Exception under §340-21.C(17) to construct additional residential accessory space subject to §340-118 and §340-24.I, a Variance from §340-118.A to be within minimum required setbacks and a Special Exception / Variance from §340-137.B to allow additional time to procure permit for construction of the proposed structure. The Subject Property is located within the OS – Open Space district.

DECISION DENIED DUE TO FAILURE TO APPEAR

Motioned by: Larry Martin Seconded by Dennis Eby

6. 03-24-06

Aaron Beiler, Jr. of 551 Sandmine Road, New Holland, PA 17557 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-21.C(17) to construct additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the OS – Open Space district.

Presenting: Aaron Beiler

Testimony: Addition to barn to be 28'X35', 25' H, 50' from property line. No dwelling or business use proposed. Space to be used for carriages and storage. Read through residential accessory space into record.

Conditions: 12'X20' Shed must be removed

Decision: Granted with specific conditions

Motioned by: Dennis Eby Seconded by Larry Martin

7. 03-24-07

Elias R. Glick of 5632 Umbletown Road, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-14.B to construct additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the R-1 – Residential district.

Presenting: Elias Glick

Testimony: Proposes 12'X16' run in shed. Would be a minimum of 10-12' to side yard. Read into record existing and proposed accessory space. Not to be used for business.

Conditions: Run in shed to be a minimum of 12' from side property line. 2952 SF total accessory space.

Decision: Granted with specific conditions

Motioned by: Dennis Eby Seconded by Larry Martin

8. 03-24-08

Sam Glick of 950 Simmontown Road, Gap, PA 17527 is requesting a Variance from §340-37 to exceed the quantity of individual business signage allowed on the property. The Subject Property is located at 5298 Newport Road, Gap, PA 17527 and is within the GC – General Commercial district.

Presenting: Sam Glick

Testimony: Called at 6:55, not present. Called at 7:25, present. Requesting 63 SF wall face sign on north side. Sign would be backlit. Currently working on engineering a freestanding 40 SF sign which would be compliant with ZO. Lighted ball face sign would be 120' off Route 30. Would be asking for a total of three signs. Street frontage is approx. 800'. They could move their proposed freestanding sign along Route 30 further west but are trying to keep it away from fence at Stoltzfus Welding property. Would prefer to have two freestanding signs if the board grants. Discussed location of sign along Newport Road in relation to access drive CST. He would either lower the sign or move it in it's present state outside of the CST.

Decision: Granted two signs. Denied wall sign.

Motioned by: Larry Martin Seconded by Dennis Eby

9. 03-24-09

White Horse Fire Company (Salisbury Twp. Fire Co. 1) of 111 White Horse Road, Gap, PA 17527 (Subject Property) is requesting Variances from §340-12.E (Attachment 1) to exceed maximum lot area through combining the Subject Properties in development of a Public Use, a Variance to allow a principal use within a minimum required setback, as well as a Variance to exceed maximum lot coverage, and a Variance from §340-102.B / §340-34.C(1) to allow parking within minimum required setbacks. The Subject Properties are as noted and include 117 White Horse Road, Gap, PA 17527, both being located within the A – Agricultural district.

Presenting: Amanda Groff, Harbor Engineering, Steven Stoltzfus and Mike Fisher

Testimony: Two lots will be combined into one. Will be proceeding with LD planning and HOP, etc. Existing building will house ambulance, has four bays. New addition will have four bays toward street and one to the rear. Existing lot coverage is 66%, with addition that will increase to 71%. Event space/dining hall will be shifted and added to the south side. Dormitories are being proposed. There are currently two ambulances, three are proposed. Currently have four engine bays that house four trucks. Two engines, one tanker and a squad truck. Proposed access drives must be 100' apart per SALDO. Amanda noted that they are approx. 200'.

Conditions: LD/Sanitary/SWM

Decision: Approved with specific conditions

Motioned by: Dennis Eby Seconded by Larry Martin

The meeting was adjourned at 7:55 PM

Respectfully Submitted,

Damian Clawser
Zoning Officer