

Salisbury Township Zoning Hearing Board Minutes from May 12, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, May 12, 2020, at 1:00 PM via teleconference.

Chairman Peter Horvath called the meeting to order at 1:02 PM

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

Members absent: John Wanner

Meeting minutes of April 28, 2020 ZHB meeting was reviewed. A motion was made by Larry Martin to approve the minutes as corrected. 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1. 03-20-01 Withdrawn
2. 03-20-02 Ervin and Nancy Blank of 389 Red Hill Road, Narvon, PA 17555 are requesting additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Section 469.3 to be permitted to place the proposed structure within minimum setbacks. The Subject Property is located within the A – Agricultural district.
Application Presented By: Ervin Blank.
Testimony: Wants to build a 2428 sf H&C barn, current barn is 1526 sf with diesel, wants to build 20' from nearest property line, height of building would be 26'.
Motioned by: Larry Martin
Seconded: Dennis Eby
Decision: Approved with standard conditions
3. 03-20-03 Ben and Ruthie King of 5210 Dogwood Drive, New Holland, PA 17557 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 202.3.G to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The Subject Property is located within the R – Rural Residential district.
Application Presented By: Benuel King and Sam Stoltzfus
Testimony: Wants to add a second floor and expand the barn, current building 28' x 36' +1008 sf, total accessory space is 1870 sf, H&C barn use no residential or business, will be 27' high, lot coverage will be compliant, 131' from Dogwood Dr.
Motioned by: Peter Horvath
Seconded: Larry Martin
Decision: Approved with Standard Conditions
4. 03-20-04 Abram P. Stoltzfus of 555 Amish Road, Gap, PA 17527 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 3, Section 310.1 to be permitted to exceed maximum permissible number of driveways. The Subject Property is located within the A – Agricultural district.
Application Presented By: Abram and Stephen Stoltzfus and Jason Shaner

Testimony: 76 acre farm, 5 acre piece of that is on west side of Amish Rd, proposed driveway that would serve the dwelling on west side, nearest existing driveway to proposed driveway is 300', existing dwelling is two family (single family semi detached).

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Approved with standard conditions

5. 03-20-05 Merle R. Ressler of 5192 Paes Road, New Holland, PA 17557 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 202.4 to be permitted to exceed maximum permissible lot coverage. The Subject Property is located at 5220 Paes Road, New Holland, PA 17557 and is within the R – Rural Residential district.

Application Presented By: Merle Ressler and Jason Shaner

Testimony: Redeveloping a property, proposed lot coverage 7.93% which does not include grayed out building and driveway, property is vacant now, house is approximately 2600 sf single story with great room over garage, grayed out area would take lot coverage to approximately 10.5%, all buildings have been removed from property already.

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Approved

6. 03-20-06 Roger Shirk of 836 Mt. Zion Road, Narvon, PA 17555 is requesting modification of a prior decision and a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.3.E to be permitted to expand a Commercial Poultry Operation, subject to Section 419 and a Variance from Section 419.3 to be allowed to construct a structure to house poultry within minimum required setbacks. The Subject Property is within the OS – Open Space district.

Application Presented By: Roger Shirk

Testimony: Wants to put a breeder stock into the proposed barn, earliest structure there to maintain as much of the fields as possible and flow, hatchers is where eggs are kept, approximately 1400 birds would be in new building, exhaust fans would be south, 100' from property line to the proposed barn, there is a manure management plan now but it is going under revision with Team Ag, rest of the property is used for crops, right now there are approximately 2800 birds max, ok with condition regarding providing a manure management plan to the Township prior to issuance of occupancy.

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Approved with Specific Conditions

7. 03-20-07 John B. and Ruth Beiler Jr. of 499 Buchland Road, Narvon, PA 17555 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, a Variance from Section 302.9.B to be permitted to exceed max permissible height and a Variance from Section 469.3 to allow the proposed structure to be within minimum required setbacks. The Subject property is located within the A – Agricultural district.

Application Presented By: John Beiler and Jason Shaner

Testimony: Barn would be 36' x 54' with 6' overhang on front 2520 sf, two frame sheds to be removed, southern and eastern sheds to remain, total accessory space would be 2900 sf, proposed height of the barn is 33', is proposing barn to be 22' from property line, carriage house will be approximately 17' square, ok with condition to remove two frame sheds, but not needed, height is due to 8' pitch roof which he is trying to match the pitch of the house roof.

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Approved with Standard Conditions

The meeting was adjourned at 4:21 pm.

Respectfully Submitted,

Kara Wanner
Assistant Zoning Officer