

Salisbury Township Zoning Hearing Board Minutes from May 19, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, May 19, 2020, at 1:00 PM via teleconference.

Chairman Peter Horvath called the meeting to order at 1:00 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 May 12, 2020 ZHB meeting was reviewed. A motion was made by Peter Horvath 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. 04-20-01 Vernon Smoker of 750 Homestead Lane is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.2 to be permitted use of an existing single-family detached dwelling for short-term rentals not meeting residential occupancy requirements as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the R-1 – Residential district.
Application Presented By: Vernon Smoker
Testimony: Would like to move out and rent, house detached garage and barn exist on property now, length of stay varies from a few days to a few weeks, would use on air bnb, rural occupation would still consider keeping.
Motioned by: Larry Martin
Seconded: Dennis Eby
Decision: Denied

2. 04-20-02 John B. Stoltzfus of 592 Buchland Road, Narvon, PA 17555 is 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. The Subject Property is located within the A – Agricultural district.
Application Presented By: John Stoltzfus and Sam Stoltzfus.
Testimony: Wants to build a H&C barn 1750 sf and storage, going to remove 720 sf, total 3743 sf residential accessory proposed, 5 in one dwelling and 2 in second dwelling, new structure proposed to be 18', no business operating on property that was granted, no equipment assembly.
Motioned by: Peter Horvath
Seconded: Larry Martin
Decision: Approved with specific conditions

3. 04-20-03 Michael Stoltzfus, of 102 Meetinghouse Road, Gap, PA 17527 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 209.3.G to be permitted to install an Echo House, subject to Section 429 and a Variance from Section 429.8 to allow proposed Echo Home within minimum required setbacks. The subject property is located within the RE – Rural Enterprise.
Application Presented By: Michael, Amanda, and Sam Stoltzfus

Testimony: Existing house barn pole building and run in shed, echo house would be for Amanda, 12' x 26' shed would be removed, want to place echo home 8.5' from western property line, would be connected to the septic system.

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Approved with Conditions

4. 04-20-05 Lloyd F. Beiler of 6011 Mast Road, Narvon, PA 17555 is 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. The Subject Property is located within the A – Agricultural district.

Application Presented By: Lloyd and Aaron Beiler

Testimony: Want to put a 20' x 40' addition to existing barn, total proposed accessory space is to be 2152 sf, front corner to be 17' and back is 19', existing barn is 18' from eastern property line, would be used for personal use, no commercial.

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Approved with specific conditions

5. 04-20-06 John J. King of 448 Jacobs Road is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2.A.(3) to allow area devoted to construction of a second single-family detached dwelling to exceed maximum lot area for a residential lot, a Variance from Section 461.10.B for the pole to exceed 600' and a Variance from Section 310.10.C to allow the driveway to remain less than minimum required size as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the A – Agricultural district.

Application Presented By: John King and Shiela Orourke

Testimony: Applicant submitted exhibits all marked as A1, 71 acre property used for organic dairy and other Ag used, creek and flood plain that exist on property separates dwelling from Jacobs Rd, approximately 30' drop from Jacobs rd to creek, existing improvements in middle of property, proposed dwelling would utilize very little, bridge is just shy of 18', cannot meet minimum lot requirements for a sf residential lot, proposed structures would be at least 85' from nearest property line.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 3:55 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer