

Salisbury Township Zoning Hearing Board Minutes from May 22, 2018 Meeting

A special meeting of the Salisbury Township Zoning Hearing Board was held on Monday, May 22, 2018, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:00 PM

Members present: Dennis Eby, John Wanner, Larry Martin, and Peter Horvath. Also present was Julie Miller, Solicitor and Damian Clawser, Township Zoning Officer and Allen Blank, Court Reporter.

Members absent:

Meeting minutes of April 24, 2018 ZHB meeting were reviewed. A motion was made by Larry Martin 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. A motion was made to accept the Exhibits by Peter Horvath and seconded by John Wanner. Motion carried unanimously.

APPLICATIONS REVIEWED:

Old Business:

1. 04-18-04 Christ and Mary Stoltzfoos of 822 Hoover Road, Kinzer, PA 17535 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.L to be able to allow a Farm House Expansion, subject to Section 431 and a Variance from Section 212.11 to allow construction of a barn within an Identified Floodplain Zone. The subject property is located within the A – Agricultural district.

Application Presented By: Kevin Whitmer, David Blank, Christ Stoltzfoos

Testimony: The barn that will be built has been reduced to 46' x 32' rather than what was presented at the last hearing, barn will be shrunk away from the stream, usgs stream stats used to calculate 100 yr floodplain, 1314 sf of ex structure being removed 735 sf will be reconstructed, new living quarters are 1050 sf exclusive of decks and patios, total with all of these is 1464sf, property is 79.7 ac, additional dwelling unit (Christ and Mary Stoltzfus) son will be living in main home, approx. 130 sf of new barn to be located within flood plain.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

Motion carried unanimously

New Business:

1. 05-18-01 E. Melvin Houck of 616 Narvon Rd, Gap, PA 17527 is proposing a subdivision/add-on between two properties and as such is requesting Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.4 to allow the lot being added to not meet minimum lot size and minimum lot width requirements as well as to allow existing structures within minimum required building setbacks of the proposed property boundaries. The subject properties are located at 616 and 622 Narvon Rd, Gap, PA 17527 and are within the OS – Open Space district.

Application Presented By: Melvin and Lenny Houck, Craig Williams

Testimony: Proposed lot to be .71 ac, lot 2 would be over min. lot width requirements, 622 was built in 1950, 616 build in 1973, no improvements proposed, both structures are in sound condition, owner has no plans for reconstruction of either house, side yard setback to be 14' from northern property line, lot 1 will be 132' wide after subdivision, applicants find it acceptable to condition approval that within 30 days of recording of plans perimeter deeds be recorded.

Motioned by: John Wanner

Seconded: Larry Martin

Decision: Approved with specific conditions

Motion carried unanimously

2. 05-18-02 Jacob Lapp of 685A Churchtown Road, Honey Brook, PA 19344 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.3.H to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is located at 685 Churchtown Road, Honey Brook, PA 19344 and is within the R-1 – Residential district.

Application Presented By: Jacob Lapp and David Stoltzfus

Testimony: 17' x 17' barn was removed already, wants to build 20' x 28', wants to build additional lean to 16' x 14' on to existing lean to, total accessory space after improvements is 2660 sf, height of pole barn will be approx. 20' will be 1.5 story, used for residential accessory structure space.

Motioned by: John Wanner

Seconded: Larry Martin

Decision: Approved with specific conditions

Motion carried unanimously

3. 05-18-03 Mervin J. Fisher of 836 Red Hill Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.3.Q to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is located within the OS – Open Space district.

Application Presented By: Mervin Fisher

Testimony: Existing barn is 1536 sf, wants to add a 952 sf addition to this barn, addition will be single story 22' h, total accessory structure space to be 3040sf.

Motioned by: John Wanner

Seconded: Larry Martin

Decision: Approved with specific conditions

Motion carried unanimously

4. 05-18-04 Levi S. King of 380 Red Hill Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.E to be permitted to establish a kennel, subject to Section 444 and a Variance from Section 444.6 to allow the kennel to exist on a property not meeting minimum lot size requirement. The subject property is located within the A – Agricultural district.

Application Presented By: Levi King

Testimony: Wants to acquire a K3 which allows 50-150 adult dogs, 60 dogs can be transferred in a year, 3.5 ac, bernese or greater swiss to be bread, would have 108' to kennel runs to back property line, sides would be 130' – 160', kennel building is 14' x 26' and exists there now, manure composted on property, deceased dogs will be buried, 6 adult dogs 4 f and 2 m, would be doing outside stud dogs, might have additional 2-3 trips look for stud service etc, license, ok with condition requiring exercise yard.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Denied

Motion carried unanimously

5. 05-18-05 Stoltzfus Welding & Rentals, LLC of 76 South Vintage Rd, Paradise, PA 17562 is requesting Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.2 to be permitted to establish a welding/manufacturing business making structural components of buildings and the rental of heavy equipment, as well as any other Special Exception and/or Variances required to establish the uses. The subject property Lot 2 shown on a proposed subdivision plan entitled "Final Subdivision Plan for Houston Run Lot 2" to be separated from an 18.7-acre property located between Martin Drive and Lincoln Highway, otherwise identified by Property Identification Number (PIN) 560-97498-0-0000 located within the GC – General Commercial district.

Application Presented By:

Testimony: Application read and continuance letter presented by Damian Clawser, requested letter be entered

into evidence. Motion to enter letter into evidence made by Peter Horvath and seconded by John Wanner.

Unanimously approved.

Motioned by: Peter Horvath

Seconded: John Wanner

Decision: Approved

Continued

The next Salisbury Township Zoning Hearing Board will be held Tuesday, June 26, 2018 at 7:00 PM in the Township Building, White Horse.

The meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Kara Shoemaker

Assistant Zoning Officer