

Salisbury Township Zoning Hearing Board Minutes from November 26, 2019 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, November 26, 2019, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 6:57 PM

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

Members absent:

Meeting minutes of October 22, 2019 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 by Peter Horvath and seconded by Larry Martin to accept the Exhibits. Motion carried unanimously.

APPLICATIONS REVIEWED:

Old Business:

1. 10-19-01 Gary Simmers/Simmers & Sons Masonry, LLC of 654 Cloverfield Drive, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish and operate a masonry business as a Rural Occupation, subject to Section 457. The subject property is located within the A – Ag district.

Application Presented By: John Metzger and Gary Simmers

Testimony: Wants to utilize about 300 sf of detached garage, would utilize the same amount of outdoor space, would store the truck and trailer 6x12', would park the truck behind the garage and essentially the home which would be the rear yard, emergency service is listed on the website and has never had an emergency call, hours of operation same as what already testified, has a storage unit that he stores equipment in Honey Brook, Merv King received party status, discussed stormwater drainage.

Motioned by:

Seconded:

Decision: Decision tabled and will be made at the next meeting

New Business:

1. 11-19-01 E&J Family, LP c/o John Stoltzfus Jr of 112 Peters Road, New Holland, PA 17557 is requesting Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.7 to exceed maximum permissible building height with construction of a new structure, Section 206.8 to allow off-street loading to be located between the proposed building and a street and Section 206.14 to allow a dumpster to be located within a front yard. The Subject Properties are located at 5264 Lincoln Highway (Lot 3) and Lot 4 as shown on a subdivision plan titled, "Final Subdivision Plan for Houston Run Lots," recorded at the Lancaster County Recorder of Deeds as Instrument Number 2013-0243-J and assigned PIN 560-07283-0-0000, both of which are located within the GC – General Commercial district.

Application Presented By:

Testimony: Motion to approve a continuance to the February meeting

Motioned by: Peter Horvath

Seconded: John Wanner

Decision: Granted

3. 11-19-02 Emanuel J. King of 173 W. Cattail Road, Gordonville, PA 17529 is requesting modification of a prior decision and a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 4, Section 429.2 to allow a proposed Echo Home to exceed maximum permissible size. The Subject Property is located at 610 Lime Quarry Road, Gap, PA 17527 and is within the A – Agricultural district.

Application Presented By: Emanuel King

Testimony: has a used manufactured home that exceeds max allowable sf, 66.2'x13.9' wide 910 sf, proposed location will be 350 ' from Lime Quarry R and main home is 248'.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved with specific conditions

4. 11-19-03 Lyle Horst of 634 Cambridge Road, Honey Brook, PA 19344 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.5 to be permitted to construct an addition to an existing dwelling within the minimum principal setbacks. The Subject Property is located within the A – Agricultural district.

Salisbury Township.

Application Presented By: Lyle Horst

Testimony: Building plans submitted as evidence are different than what was submitted with application, asking to be 8' from neighboring property and rear property line, property is 80' wide, existing detached garage is 12' from rear property line, property is served by a cesspool., one story garage 7' to eaves, additional bedroom proposed in addition, no septic design in record and would need to address.

Motioned by: Larry Martin

Seconded: John Wanner

Decision: Approved

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer