

Salisbury Township Zoning Hearing Board Minutes from November 23, 2021 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, November 23 at 6:00 PM.

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

Members present: Larry Martin, Dennis Eby and Peter Horvath. Also present was Aaron Marines, ZHB Council and Damian Clawser, Township Zoning Officer and Allen Blank, Stenographer.

Members absent: John Wanner

Minutes from the October meeting were not readily available so the ZHB decided to review and adopt them at the next (December) meeting.

Three exhibits were presented and requested that they be marked as Township Exhibits 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

New Application:

1. 11-21-01 Verna S. Beiler of 402 Cambridge Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(12) to construct an addition to a dwelling to complete a Farm House Expansion, subject to §340-80. The Subject Property is located within the A – Agricultural district.

Application Presented By: Verna and Mahlon Beiler

Testimony: Would be tearing away some of the dwelling and build new attached dwelling, property is 60 acres, son will live in main home, she will be living in addition.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

2. 11-21-02 Brian & Tracy Coles of 100 Springhead Road, Gap, PA 17527 (Subject Property) are requesting a Variance from §340-12.B to be permitted to utilize an existing space within a single-family dwelling as a medical office as well as a Variance from §340-30 to be relieved of the requirement to demonstrate individual lot requirements and complete land development for two principal uses on a lot. The Subject Property is located within the A – Agricultural district.

Application Presented By: Brian and Tracey Coles, Pat Deibler and Kelsie Davis

Testimony: 900 sf office space, separate property access, M_F 9-7pm, lot is about 2 acres, there are 4 patient rooms, separate bathroom and lobby area, if converted to residential use he may put 1 to bedrooms, no drugs given, about 30 patients in a day mixture of appointments and walk ins, Menno Blank requested party status.

Motioned by: Dennis Eby

Seconded: Peter Horvath

Decision: Approved with specific conditions

3. 11-21-03 Melvin E. King of 105 Churchtown Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(12) to construct and establish a Farm House Expansion, subject to §340-80 and a Variances from §340-33 and §340-32.J to not be required to meet access and joint use width and improvement requirements for the driveway. The Subject Property is located within the A – Agricultural district.

Application Presented By: Melvin King and Jason Shaner

Testimony: AT&T is ok with their proposal, 65 acre farm, Melvin and family would move into proposed addition, he would have another family member live in main part of house, width varies from 10-12' of existing driveway, Melvin does not foresee any problems with allowing driveway to remain as is, farmer that farms the property uses a field lane, existing driveway is about 1200' long, there is a recorded drive agreement between King and Beiler, applicant requested a continuance.

Motioned by: Peter Horvath

Seconded: Dennis Eby

Decision: Continuance granted

4. 11-21-04 Elam & Priscilla Glick of 805 Spring Garden Road, Gap, PA 17527 (Subject Property) are requesting a Special Exception under §340-12.C(13) to establish a woodworking shop as a Rural Occupation, subject §340-106. The Subject Property is located within the A – Agricultural district.

Application Presented By: Elam Glick

Testimony: Property is 13 acres, property is being used for AG right now, timber framing small scale, would be doing joinery, mortise and tenon lumber would already be milled, materials would be picked up and delivered by pick and tractor trailer, wood is not treated, will store some materials in remainder of large barn, main shop would be 2320 sf and some of upstairs, would have two non-resident employees, generator and air compressor to be used, five maximum trips made per day, may be staining but no painting.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

5. 11-21-05 Jake Zook of 646 Broad Street, Honey Brook, PA 19344 is requesting a Variance from §340-14.E to allow a new dwelling to be located w/in minimum side yard setbacks, a Special Exception under §340-14.C(6) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I and a Variance from §340-118.B to allow residential accessory building within minimum required setbacks. The Subject Property is located at 650 Broad Street, Honey Brook, PA 19344 and is within the R-1 district.

Application Presented By: Jake Zook

Testimony: 30' x 40' barn proposed, proposed house is to be 1900 sf, house is to be 10' to bilco door and 19' to main part of house and 35' to south of proposed house, height of barn is to be 29' high, 1.5 story barn, no business or residential use.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

6. 11-21-06 John Esh of 5346 Old Strasburg Road, Kinzer, PA 17535 is requesting a Variance from §340-14.G to be permitted to place a residential accessory structure w/in the front yard. The Subject Property is located within the R-1 district.

Application Presented By: John Esh

Testimony: 12' x 30' barn that he put in and has two stalls used for horses, lot is steep and doesn't allow him any other place to put the shed, distance to the street 35' to side property line 20-25'.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

The meeting was adjourned at 7:54 PM

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer