

Salisbury Township Zoning Hearing Board Minutes from October 22, 2019 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, October 22, 2019, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:12 PM

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

Members absent: John Wanner

Meeting minutes of September 24, 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:

New 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: Gary Simmers

Testimony: Vance, Sanchez, Hirthler, Thomas, Riehl, Feveryear, and Grant all requested and were granted party status, Mr. Simmers stores 6'x12' dump trailer and F350 on property, office is 8'x10' area in attached garage, 2 resident employees and 1 non-resident employee, hours 6:30am-7pm, no dumpster on site, detached garage utilized for business area 40sf, outside storage is 12'x16', does not generate more than 20 trips/day, no customer visits, no sewage facilities in detached garage, requiring modification of application to include variance of 457.6, requesting continuance to attend November 26 meeting.

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Continuance approved

2. 10-19-02 Levi E. Glick of 5219 Diem Road, New Holland, PA 17557 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish a playground (swingset) manufacturing facility as a Rural Occupation, subject to Section 457. The subject property is located at 5853 Meadville Road, Narvon, PA 17555 and is within the A – Agricultural district.

Application Presented By: Levi Glick and Nicholas Gard from Smoker Gard Associates, LLP.

Testimony: Wants to construct 60'x66' building 3960sf, outdoor storage 50'x66' 3300sf, screening to be shown on sketch but not shown to be located around east and west side of outdoor storage, tenants of three manufactured homes to continue to be living there, son to live on property in dwelling nearest Meadville Rd, structures to be removed 16'x20', manufactures vinyl swingsets, treated lumber, poly lumber, vinyl casing, two times a month tractor trailer to deliver treated lumber, two times a month for delivery of other materials, Levi and 3 sons and one part time, one resident employee, scrap wood stored inside, scrap vinyl in dumpster, outdoor dumpster must

be in outdoor storage, no retail sales, pickup with 24' trailer takes deliveries away, 6am-4:30pm M-F and some Saturdays, finished product would be up to 10' high, material can be kept below 6' high, no storage of hazardous materials, truck and trailer to be stored onsite, use tobacco barn as material storage

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

3. 10-19-03 Elam S. King of 6285 Plank 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 construct 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: Elam King

Testimony: 35x60' proposed structure, total accessory proposed is 3588sf, no business or dwelling use.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

4. 10-19-04 John L. King of 881 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.G to install an ECHO Housing unit, subject to Section 429 and a Variance from Section 429.8 to place the ECHO House within the front yard. The subject property is located within the OS – Open Space district.

Salisbury Township.

Application Presented By: John King

Testimony: Proposing 24x32' structure that would be temporary construction modular from skyline homes, would be 295' from the road, Verna Lapp wife's mother 82 years old, his home is approximately 400' from the road.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

The meeting was adjourned at 9:50 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer