

Salisbury Township Zoning Hearing Board Minutes from October 26, 2021 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, October 26 at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 5:58 pm on Tuesday, September 28, 2021.

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

Members absent:

Meeting minutes of September 28, 2021 ZHB meeting was 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.

Continued Application:

1. 1. 09-21-07 Urban Outfitters of 5000 S. Broad Street, Philadelphia, PA 19112. Application available at the Township Municipal Office upon request.

Application Presented By:

Testimony: Dismiss Application

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Dismissed

2. 09-21-02 John Stoltzfus of 546 White Horse Road, Gap, PA 17527. Application available at the Township Municipal Office upon request.

Application Presented By: John Colidron and Jonathan Stoltzfus

Testimony: Proposed barn will be 45' from western property line, height of building 21' to peak, single story with attic trusses.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

New Applications:

1. 10-21-01 Benjamin S. King of 4969 Newport Road, Kinzer, PA 17535 is requesting a Special Exception under §340-12.C(10) to subdivide a residential lot, subject to §340-12.L and §340-110 and a Variance from §340-12.E (Attachment 1) to allow the proposed lot to exceed maximum permissible residential lot size. The Subject Property is located at 4925 Newport Road, Kinzer, PA 17535 and is within the A – Agricultural district.

Application Presented By: Jason Shaner and Benjamin King

Testimony: want to create a 2 acre lot, proposed lot to be using steeper part of lot, most of proposed lot is not used for crops, Mr. King stated that he doesn't think that the new lot would be able to get a driveway on the proposed lot due to site distance therefore sharing a driveway.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

2. 10-21-02 Levi E. Glick of 5219 Diem Road, New Holland, PA 17557 is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 & §340-24.I. The Subject Property is located at 5853 Meadville Road, Narvon, PA 17555 and is within the A – Agricultural district.

Application Presented By: Levi Glick

Testimony: wants to tear down existing garage and rebuild with a 500 sf addition, addition would be for purpose of housing horses, existing garage is 28'x30', as proposed 55 varied depth, will be 25-28' high, will be 2 story, existing garage is single story, no business use, no plumbing proposed.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

3. 10-21-03 Alvin Yoder of 71 N. Soudersburg Road, Gordonville, PA 17529 is requesting a Special Exception under §340-21.C (10), to establish a lawn furniture company as a Rural Occupation, subject to §340-106 and a Variance from §340-106.H to allow the Rural Occupation utilize access separately from the street. The Subject Property is located at 878 Mt. Zion Road, Narvon, PA 17555 and is within the OS – Open Space district.

Application Presented By: Ashley Glick and Alvin Yoder

Testimony: Owns Meadow view Lawn creations, manufacture lawn furniture, has 3 ft non resident employees, vehicles are a truck and trailer and sometimes a semi, barn is 4580 sf, built in 1981 approximately 44' x 152', operation within barn only, outdoor storage would consist of raw product wrapped, screening is shrubbery, wants a sign along driveway, there is a bathroom in pole barn, previous owner states that she does not know if sewer line is connected to septic drain field, water line is in building and connected to house, poly lumber cut offs are recycled, screws and bolts hold the furniture together, hours 6am – 5pm Mon-Fri, just raw materials stored outside, finished product warehoused in a portion of the building, saws routers sharper and hand tools used, tools are run by air and batteries, has forklift to move material, driveway serving the business building would only serve the business, outdoor storage will be greater than 75' from neighboring property lines, trailer is part of business and would be stored in outdoor storage.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

4. 10-21-04 David & Fannie Stoltzfus of 621 Amish Road, Gap, PA 17527 (Subject Property) are requesting modification of a prior decision and a Variance from §320-78.A to allow a proposed ECHO home granted as a Special Exception under §340-12.C (2) and Subject to §340-78 as well as a Variance from §340-78.G to allow the proposed ECHO home to be located within minimum required property setback(s). The Subject Property is located within the A – Agricultural district.

Application Presented By: Keith Good and David Stoltzfus

Testimony: Having a hard time finding a mobile home that fits the 900 sf requirement, he found that he could get a 990 sf home, neighbor is ok with it, neighboring property is pasture, side yard setback would be 20'.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

The meeting was adjourned at 7:40 PM

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer