

Salisbury Township Zoning Hearing Board Minutes from September 27, 2022 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, September 27, 2022 at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:01 pm.

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

Members absent: none

Meeting minutes of August 23, 2022 ZHB meetings were reviewed. A motion was made by Larry Martin to approve the minutes with a mention in the minutes that there was a change needed to be made in reference to adoption of the July minutes. Motion was seconded by Dennis Eby.

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.

Board amended agenda to include a continued application for David & Fannie Stoltzfus (08-22-02). Motion made by Peter Horvath and seconded by Dennis Eby. Unanimous consent.

Continued Application:

1. 08-22-02 David & Fannie Stoltzfus of 621 Amish Road, Gap, PA, 17527 (Subject Property) are requesting a Variance from 340-12.E (Attachment 1) to allow a proposed property line for a residential lot to be subdivided, granted by a prior decision, that would place existing buildings within a setback/required side yard. The Subject Property is within the A – Agricultural district.

Application Presented By: Keith Good and David Stoltzfus

Testimony: Hardship would be that shifting lot would leave an undevelopable strip of land between lot and school, moving property would also move proposed developments into steeper ground, would also have an effect on sewage replacement,, privies will be 100' from proposed dwelling, Keith doesn't believe that there will be any issues with health, safety ,and welfare with proximity of privies to new lot dwelling.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

New Applications:

1. 09-22-01 Steven J. Beiler of 277 Springville Road, Kinzer, PA 17535 is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory space, subject to §340-118 & §340-24.I. The Subject Property is located within the A – Agricultural district.

Application Presented By: Steven Beiler

Testimony: Roof to be removed from existing addition constructed with new roof line, his boys sell firewood, but that his not a rural occupation, will not be using as a dwelling of business, will be using barn.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with standard conditions

2. 09-22-02 Eastgate House of Prayer / Kara Sensenig of 5795 Old Philadelphia Pike, Gap, PA 17527 (Subject Property) is requesting any necessary special exceptions and/or variances to establish Eastgate House of Prayer as a second occupant of the building containing the nonconforming use of Old Road Mennonite Church and to install a new sign advertising its location. The Subject Property is within the A – Agricultural district.

Application Presented by: Kara Sensenig and Jay Auder.

Testimony: non-profit that has partnered with Old Road Church, has services Sunday morning and several days during the week, uses some spaces that the church uses, sign would be 49 sf, 2-3 people at a time sometimes 60-100 on Wednesday church service, preschool is in separate space, they are separate and have clearances, tues and thurs 5:30-6:30 pm prayer group.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

3. 09-22-03 Mervin L. King of 123 Hershey Church Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(16) to be permitted additional residential accessory space, subject to §340-118 & §340-24.I. The Subject Property is located within the A – Agricultural district.

Application Presented By: Mervin King and Sam Stoltzfus

Testimony: Will be two story, personal use carriage stall and storage on second story, total accessory space 2.258 sf, height will be 29.4', will be 40' to rear, no business or dwelling use, 8' overhang on front of building.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Approved with specific conditions

4. 09-22-04 Alvin F. Beiler of 595 Cambridge Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under and subject to §340-12.L to subdivide a Parent Tract to create a new agricultural lot. The Subject Property is located within the A – Agricultural district.

Application Presented By:

Testimony: Zoning Officer noted that there was an err in advertisement and therefore a continuance has been requested.

Motioned by: Dennis Eby

Seconded: Larry Martin

Decision: Application to be continued.

5. 09-22-06 John L. and Mary Esh of 6168 Beaver Dam Road, Narvon, PA 17555 (Subject Property) are requesting a Variance from §340-12.B to complete additions and renovations to a single-family detached dwelling to establish a second attached dwelling unit (single-family semi-detached). The Subject Property is located within the A – Agricultural district.

Application Presented By:

Testimony: Zoning Officer provided information regarding zoning change that recently occurred that now allows what is being requested by applicant by right. Application, therefore, is no longer needed and has been withdrawn.

Motioned by:

Seconded:

Decision: Application withdrawn.

The meeting was adjourned at 7:18 pm.

Respectfully Submitted,

Kara Wanner

Assistant Zoning Officer