

Salisbury Township Zoning Hearing Board Minutes from June 27 , 2023 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, June 27, 2023 at 6:00 PM.

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

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

Minutes of the May 23, 2023 ZHB Meeting were read and approved.

Damian S. Clawser, Zoning Officer for Salisbury Township was sworn in.

Zoning Hearing Board exhibits were presented and requested that they be marked as Township Exhibits 1-3. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets. Motion to accept: Peter Horvath Seconded: Dennis Eby

Old Applications:

1. 04-23-01

Amos S. Fisher of 35 Lesal Road, Gordonville, PA 17529 is requesting a Special Exception under §340-12.C(2) to place an ECHO housing unit subject to §340-78 as well as a Variance from §340-12.E (Attachment 1) to locate a residential accessory structure within the front yard and not meeting front yard setbacks as well as a Special Exception under §340-12.C(16) and subject to §340-118 and §340-24.I. The Subject Property is located at 5 Lesal Road, Gordonville, PA 17529 and is within the A – Agricultural district.

Presenting: Amos Fisher

Testimony: Wants to put Echo House behind existing dwelling. Entered into evidence Flood Plain Maps created by Michael Hartman. Dwelling still falls into area designated as a flood plain zone. No other options were submitted.

Decision: Denied

Motioned by Peter Horvath Seconded by John Wanner

2. 05-23-03

Crown Castle USA, Inc. of 2000 Corporate Drive, Canonsburg, PA 15317 is requesting a Special Exception under §340-18.C(13) to locate and construct a communications tower, subject to §340-71, a Variance from §340-71.B to locate the proposed communications tower within minimum required property line setbacks, a Variance from §340-71.F(2) to allow the communications tower nearer to nearest property line of any existing residence, a Variance from 340-18.F(3) to locate structures within minimum rear yard setbacks, and to the extent applicable, a Variance from §340-18.G to allow the communications tower to exceed maximum structure height as well as a Variance from §340-18.M(2) to eliminate the requirement for provision of a landscape strip along the southern property line. The Subject Property is located at 4940 Lincoln Hwy, Kinzer, PA 17535 and is within the I – Industrial district.

Presenting: Shawn Gallagher

Testimony: Presented supplemental evidence to document the presence of other towers being close to railroad tracks. 18 months to complete construction and existing tower to be demolished within 6 months of completion of proposed tower.

Decision: Approved with specific conditions

Motioned by Peter Horvath Seconded by John Wanner

New Applications:

1. 06-23-01

Melvin Beiler of 877 Narvon Rd, PA 17555 (Subject Property) is requesting a Special Exception under §340-21.C(17) to be permitted additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the OS – Open Space district.

Presenting: Melvin Beiler

Testimony: Removing existing 600 SF barn. New barn will be two story, 24'4" and have water for animals only. Proposed location is over 100' from street and 25' from property line.

Conditions: Existing barn must be removed within thirty days and proposed barn can not be more than 25'4"

Decision: Approved with specific conditions

Motioned by Dennis Eby Seconded by John Wanner

2. 06-23-02

Word of Truth Church located at P.O. Box 316, New Holland, PA 17557 is requesting a Special Exception under 340-21.C (3) to establish a church and related uses, subject to §340-61 as well as Variance from §340-21.D (Attachment 7) to exceed maximum permissible lot coverage as well as any other Special Exceptions and/or Variances needed to establish the use on the Subject Properties. The Subject Properties are two vacant lots created by a subdivision plan recorded at the Lancaster County Recorder of Deeds Office as Instrument Number 2018-0141-J and otherwise identified as PIN 560-16787-0-0000 and 560-16100-0-0000, both being within the OS – Open Space district.

Presenting: Randy Dautrich, Dautrich Engineering and Elder, Ben Fisher

Testimony: Entered into evidence Site Plan and Agreement of Sale. Combined lot area is 3.2 acres. Proposing 142 parking spaces which far exceeds the minimum requirement. Warming kitchen in basement. No residence. No school or daycare proposed at this time, however, they may revisit that at some point. Use times would be primarily Weds/Sun and normal church activities. Agreed to conditions regarding sewage planning revisions as needed.

Conditions: Use limited to Word of Truth church for church purposes only. Sewage planning as necessary. LD and combination of parcels, record perimeter deed within sixty days of recording final plan.

Decision: Approved with specific conditions

Motioned by Dennis Eby Seconded by John Wanner

The meeting was adjourned at 7:26 PM

Respectfully Submitted,

Damian Clawser
Zoning Officer