

## **Salisbury Township Zoning Hearing Board Minutes from October 24, 2023 Meeting**

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, October 24, 2023 at 6:00 PM.

Dennis Eby called the meeting to order at 6:00 PM.

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

Minutes of the September 26, 2023 ZHB Meeting were read and approved.

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

Zoning Hearing Board exhibits were presented. 1. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

Motion to accept: Dennis Eby Seconded: Larry Martin

### Old Business:

1. 09-23-06

Application of Amos L. and Mary A. Smucker of 5158 Old Philadelphia Pike, Kinzer, PA 17535.

Julie Miller explained to the board discussion with applicants' consultant and conditions imposed by the ZHB in decision. Applicants' consultant was requesting a change in conditions written into Decision regarding the conditions discussed and approved to be set in the Decision.

### New Applications:

1. 10-23-01

FB Property Group, LLC of 1016 Brackbill Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-18.C(4) to establish and operate a business manufacturing modular log homes as a Heavy Industrial Use, subject to §340-87, a Variance from §340-30 to allow a second principal use on the Subject Property without being required to complete land development planning, as well as a Variance from §340-18.F to be within minimum setback requirements for the second principal use. The Subject Property is located within the I – Industrial District.

Presenting: J. Dwight Yoder, Mel Fisher, FB Property Group, Daniel Smucker, Lancaster Log Cabins, Jason Shaner, Impact Engineering

Exhibits Presented: A-1 Colored LD Plan and A-2 Photos of Product, A-3 Full size colored LD Plan Entered

Testimony: Administrative notice given regarding prior decisions on property, ZHB and Conditional Use. Subject property planned to be developed in a manner that will not inhibit their use. Looking to build five cabins per week in proposed building. A cabin takes eight days to build, one a day would be moved out. Operating Hours 6:30 – 4 +/- with twelve employees. All storage of materials would still be at main business operation across street. Materials would be moved with forklift on several trips made in the mornings. LLC provides nationwide service. Trailers are moved once finished by forklift. Cabins are +/- 400 SF, 12'X44' is currently the largest. FB has seventy two employees, fourteen of which are on property grounds during business hours. FB has 4-5 tractor trailers delivering materials typically on Thursdays. The hypothetical lot would be able to meet setbacks except parking and loading setback. Impact testified that both uses, existing and proposed would generate less than 100 trips per day. Building shown on recorded LD plan was separated from street by parking. Now the proposed building is shown where the parking area is. A field survey of the subject property would be completed and recorded at LCRD. The LLC will be a lessee of the building.

Discussed Conditions: One cabin may be stored outside on subject property until moved to LLC property. Currently making ten cabins on LLC property. LLC could potentially store up to three cabins on theoretical lot but that is not the intention. Parking for FB is thirty six spaces and LLC would require seventeen spaces with full build out of LLC building. Waste hopper would be stored. Building would be approx. 35'. Dwight wants to close record and will provide conditions for board to consider at next mtg. Record closed.

Decision: To be rendered at November Meeting

Motioned by: Larry Martin, Seconded by John Wanner

2. 10-23-02

Leroy K. Fisher of 291 Meeting House Road, Gap, PA 17527 (Subject Property) and Benuel K. King of 262 Meeting House Road, Gap, PA 17527 (Subject Property) are requesting Variances from §340-12.B and §340-12.L(1) to complete subdivision of a Parent Tract for the purpose of increasing the size of a residential lot and to not utilize a subdivision right as well as a Special Exception under §340-12.C(16) to exceed maximum residential accessory space, subject to §340-118 and §340-24.I. Both Subject Properties are located within the A – Agricultural district.

Presenting: Jason Shaner, Impact Engineering , Leroy Fisher and Benuel King

Exhibits Entered: A-1 Rendered LD Plans, A-2 Pictures of H&C Barn

Testimony: Wanting to add .9 acre to lot subdivided in 2015. Proposing addition to rear of barn that would be 12' X 50' Total residential accessory building SF would be 2209. Existing residential accessory space is 1609 SF and 27' height to peak, 18' to square. No business use proposed within the building. Dwelling and farm buildings on Ag lot are on west side of Meetinghouse Road. Area to be added to residential lot is now used for tilled ag land. Okay with addressing SWM for proposed increase in impervious surface. Applicant feels that one acre does not adequately serve his family and more space is needed for animals.

Conditions: Applicant shall comply with Township stormwater requirements. Deeds to be recorded within sixty days of recording plan.

Decision: Deny 340-12.L(1) Grant 340-12.B to allow subdivision and special exception

Motioned by: Larry Martin, Seconded by John Wanner

EXECUTIVE SESSION WAS CALLED @ 7:55 – 8:02

The meeting was adjourned at 8:10 PM

Respectfully Submitted,

Damian Clawser  
Zoning Officer