

Salisbury Township Zoning Hearing Board Minutes from April 24, 2018 Meeting

A special meeting of the Salisbury Township Zoning Hearing Board was held on Monday, April 24, 2018, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:00 PM

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

Members absent: John Wanner

Meeting minutes of April 9, 2018 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 certifications and 3. Property posting certification sheets. A motion was made to accept the Exhibits by Peter Horvath and seconded by Larry Martin. Motion carried unanimously.

APPLICATIONS REVIEWED

New Business:

1. 04-18-01 Samir Patel of Jai Jaliyan, LLC of 924 Hillcrest Drive, Kinzer, PA 17535 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 3, Section 315.2 to be permitted to install individual business signage that exceeds maximum permissible size requirements as well as exceed allowed number of signs. The subject property is located at 812 Route 41, Gap, PA 17527 and is within the GC – General Commercial district.

Application Presented By: Kevin Ember and Samir Patel

Testimony: Asking for 106.89 sf for wall face sign, this includes blank areas to sides of logo, without this space logo and letters are 59 sf, wall face sign will be around 100 ft from road, freestanding sign is planned to be 40 sf and double sided and internally lit, wall sign will be illuminated individual letters and logo, freestanding sign will be static no messages proposed, total sign area to be 146.89 sf

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

Motion carried unanimously

2. 04-18-02 Mark Berkey of 6247 Engletown Road, Honey Brook, PA 19344 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to be able to subdivide a portion of land from an adjoining property to complete a lot add-on, a Variance from Section 201.12 to be able to subdivide properties that are afforded no subdividable rights and a Variance from Section 201.5 to be allow Subject Properties to exceed maximum permissible size after subdivision. The subject properties are located at 6247 and 6265 Engletown Road, Honey Brook, PA 19344 and are within the A – Agricultural district.

Application Presented By: Mark Burkey and Benuel Burkey

Testimony: adding on to lot from adjoining lot, 0.3 acres to be added.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with conditions

Motion carried unanimously

3. 04-18-03 Steven Mark Blank of 316 Churchtown 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 be permitted 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: Steven Blank and Daniel Zook

Testimony: Wants to add 1224 sf to existing h&c barn, existing barn is 1320 sf, will be horse stall and storage, two stories, total accessory space will be 2656 sf after construction of addition.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with conditions

Motion carried unanimously

4. 04-18-04 Christ and Mary Stoltzfoos of 822 Hoover Road, Kinzer, PA 17535 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.L to be able to allow a Farm House Expansion, subject to Section 431 and a Variance from Section 212.11 to allow construction of a barn within an Identified Floodplain Zone. The subject property is located within the A – Agricultural district.

Application Presented By: Christ Stoltzfus and Jason Shaner

Testimony: Occupants of both dwellings will be relatives, barn proposed show to be 32' x 42' on plan, yet applicant revised that during testimony, drainage area is above stream, 622 cf/s stream flow, water doesn't come above bank, no floods of record. Applicant, when asked did not know the size of the proposed addition to establish the new dwelling. Due to some discrepancy between testimony and exhibits provided, a continuance requested by Jason Shaner.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Continuance

Motion carried unanimously

The next Salisbury Township Zoning Hearing Board will be held Tuesday, May 22, 2018 at 7:00 PM in the Township Building, White Horse.

The meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Kara Shoemaker
Assistant Zoning Officer