

Salisbury Township Zoning Hearing Board Minutes from April 25, 2023 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, April 25, 2023 at 6:00 PM.

Peter Horvath called the meeting to order at 6:03 PM.

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

Members Absent: John Wanner

Minutes of the March 27, 2023 and March 28, 2023 ZHB Meetings 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. Copies of ZHB Applications, 2. Newspaper publication certification and 3. Property posting certification sheets.

Old Applications:

1. 03-23-08

John Peter and Joan Lindquist of 6195 Plank Road, Narvon, PA 17555 (Subject Property are requesting a Variance from §340-12.E to allow a proposed residential lot to exceed maximum lot size. The Subject Property is located at 6191 Plank Road, Narvon, PA 17555 and are both within the A – Agricultural district.

Exhibits Presented and Entered: A-1 Existing Conditions Plan and A-2 Road Realignment Plan

Motioned by Peter Horvath and seconded by Dennis Eby

Application Presented by: Jason Shaner, Impact Engineering and John Peter Lindquist

Testimony: Proposing 3.5 acre portion of subject property on the south side of Plank Road to be subdivided.

Exhibits Presented and Entered: A-3 Proposed Subdivision Plan and A-4 Aerial Image

Motioned by Peter Horvath and seconded by Dennis Eby

Testimony: Farmland is rented for Ag production. Original house on property built in 1767 which is now uninhabitable, a second home was built which is now rented and the Lindquist's current home was built in 2000. Acreage of farm after subdivision would be approx. 92 acres.

Conditions: Recording Deeds within 60 days of sale.

Decision: Approved with specific and standard conditions.

Motioned by Dennis Eby and seconded by Larry Martin

2. 03-23-09

Elam M Stoltzfus, Jr. of 5130/5132 Amish Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(16) to exceed allowed residential accessory structure space subject to §340-118 and §340-24.I and a Variance from §340-118.B to allow proposed barn within required setback. The Subject Property is located within the A – Agricultural district.

Exhibits Presented and Entered: A-3 Existing Conditions Plan and A-4 Proposed Conditions Plan

Application Presented by: Elam Stoltzfus

Testimony: Proposing Barn to be 16' from western property line with a peak (height) of 24'. Will be removing four existing structures.

Conditions: Proposed Barn shall be set back a minimum of 16' from the property line.

Decision: Approved

Motioned by: Larry Martin and seconded by Dennis Eby

New Applications:

1. 04-23-01

Amos S. Fisher of 5 Lesal Road, Gordonville, PA 17529 (Subject Property) 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. The Subject Property is located within the A – Agricultural district.

Application Presented by: Amos Fisher

Testimony: Proposing adding 16' X 30' Echo House with 8' front porch. Location and sizing of Echo House is changed since application was submitted. Location of Echo House and flood plain issues were discussed. Further consulting with an engineer is needed. A continuation was requested and approved. Motioned by Peter Horvath and seconded by Dennis Eby.

The meeting was adjourned at 6:50 PM

Respectfully Submitted,

Damian Clawser
Zoning Officer