

Salisbury Township Zoning Hearing Board Minutes from January 23, 2017 Meeting

The monthly meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, January 23, 2017, 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, John Wanner, Larry Martin and Peter Horvath. Also present was Julie Miller, Solicitor and Damian Clawser, Township Zoning Officer and Allen Blank, Court Reporter.

Members absent: none

Meeting minutes of December 27, 2017 ZHB meeting were reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Dennis Eby.

Reorganization: Larry Martin made a motion to retain the same officers as the previous year and to retain Russell, Krafft and Gruber as ZHB council. John Wanner seconded both motions. The decisions carried unanimously.

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 Larry Martin and seconded by Dennis Eby. Motion carried unanimously.

APPLICATIONS REVIEWED

Old Business:

1. 12-17-03 Inner Circle Funding, LLC of 1770 Oregon Pike, Lancaster, PA 17601 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.2.E to be permitted to construct a dwelling greater than two-hundred and fifty feet (250) from any State or Township street that existed on or before 1975 and a Variance from Section 309 to develop a property that does not meet the minimum road frontage requirements. The subject properties are a vacant lot located on the west side of Sandmine Road, approximately 650' north of its intersection with Springville Road and south of Paes Road and an adjoining property with the address of 523 Sandmine Road, New Holland, PA 17557 and are within the OS – Open Space district. Applicant's attorney, Melvin Hess present to hear deliberation.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with conditions

Motion carried unanimously

New Business:

1. 01-18-01 Belinda Geesey of 5893 Wanner Road, Narvon, PA 17555 is requesting modification of a prior decision and Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 207.3.E to establish a kennel, subject to Section 444 and Variances from Section 444.3 to permit kennel enclosures within minimum required setbacks and 444.6 to allow the kennel to operate on a property not meeting minimum lot requirements. The subject property is located within the A – Agricultural district.

Application Presented By: Belenda Geesey

Testimony: John Wanner recused himself from application being he is a neighbor to the applicant. Applicant has been raising Bernese for 18 years, has 13 adult dogs, holds a K1 noncommercial license, 6 of the dogs are breedable, 2 male, 4 female, no stud service provided, sells online or by word of mouth, nearest home is about 100' away, no grooming business exists anymore, 8x12 area (fenced with tarp), outdoor kennel with 4 runs to North end of property, entire area fenced, 32x24 barn used as kennel

Motioned by: Larry Martin
Seconded: Dennis Eby
Decision: Approved with conditions
Motion carried unanimously

2. 01-18-02 Stephen T. Stoltzfus of 5268 Amish Road, Kinzer, PA 17535 is requesting any Special Exceptions and/or Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201 to be permitted to operate a cold food storage business within an existing structure. The subject property is within the A – Agricultural district.

Application Presented By: Stephen Stoltzfus

Testimony: Property is 82 acres, there is a welding shop operating on the property, structure to be used was built in 2010 and was intended for AG purposes, approx. 30 families would be using it but would have room for more, lockers are 18x18x30, racks are 10' high, 500 lockers proposed, each will be securable, would have enough space for 6 teams, two cooling units, each has its own diesel, main entrance would be securable, hours of operation wouldn't be held to strict standards, would be on customers on reconnaissance, number of trips could be as much as 50 per day in the high season

Motioned by: John Wanner
Seconded: Larry Martin
Decision: Approved with conditions
Motion carried unanimously

The next Salisbury Township Zoning Hearing Board will be held Tuesday, February 27, 2017 at 7:00 PM in the Township Building, White Horse.

The meeting was adjourned at 8:34 pm.

Respectfully Submitted,

Kara Shoemaker
Assistant Zoning Officer