

Salisbury Township Zoning Hearing Board Minutes from March 27, 2018 Meeting

The monthly meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, March 27, 2018, at 7:00 PM in the Salisbury Township Municipal Building, White Horse.

Chairman Peter Horvath called the meeting to order at 7:03 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 February 27, 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 Dennis Eby. Motion carried unanimously.

APPLICATIONS REVIEWED

Old Business:

1. 02-18-04 Crown Castle, represented by Nicholas A. Cuce, Jr. Esq. of 717 Constitution Dr., Ste. 201, Exton, PA 19341 is requesting modification of a prior decision to allow additional equipment to be installed within an existing cell tower enclosure and to allow for future additions to the tower and within the enclosure, providing such additions meet applicable State and Federal Laws as well as any other Special Exceptions and/or Variances needed to complete renovations for the communications tower, which was established as a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M and subject to Section 423. The subject property is located at 766 Brackbill Road, Gap, PA 17527 and is within the I – Industrial district. A motion was made and seconded to postpone making a decision at a special meeting. The hearing was scheduled for a special meeting to be held April 9, 2018. Announcement made by Chairman, Peter Horvath. All members approved the date.

New Business:

1. 03-18-01 Wawa, Inc. of 260 W. Baltimore Pike, Wawa, PA 19603 is requesting modification of prior decision including a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 207.9 to exceed maximum permissible lot coverage as well as Variances from Section 207.7.B and 207.7.C to allow a structure within minimum property setbacks as well as any other Special Exceptions and/or Variances required to complete the proposed improvements. The subject property is located at 787 Route 41, Gap, PA 17527 and is within the RC – Regional Commercial district.

Application Presented By: Michael Gill-Buckley, Brion McGuire, Justin Gendnotti, Steven Hunter

Testimony: 12' x 14' shed to be placed at location of two existing parking stalls, impervious coverage will be reduced to 66.5%, new well needed as existing well casing is cracked, 21.6' from side and 31.1' from rear, there is no PADEP water permit currently they are filing for one due to turbidity, but may not need after a while, water is processed with chlorine and UV lights.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with standard conditions

Motion carried unanimously

2. 03-18-02 John Fisher of 619 Mt. Vernon Road, Gap, PA 17527 is requesting a modification of a prior decision to relocate and change the type of business established as a Rural Occupation under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M and subject to Section 457 to include repair, manufacture and sales of harnesses as well as a Variance from Section 457.13 to allow retail sales and Variances from Sections 457.3 and 302.9.B to exceed maximum permissible building height and a Special Exception under 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: John Fisher

Testimony: Has 6 buildings with sheds and house, 3.7 acres, 34' x 50' proposed barn with a wing that is 18' x 20', 720 sf in new building will be business space, 1st floor only, two closest distances 135' to road and 92' to side, no outside storage proposed, no offsite employees, sign is 12" x 17", exhibit entered into evidence (sketch of building height and floor plan). John Fisher requests continuance to appear at next meeting.

Motioned by: Peter Horvath

Seconded: Larry Martin

Decision: Continued

Motion carried unanimously

3. 03-18-03 Steven E. King of 5380 Candy Lane, New Holland, PA 17557 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.3.Q to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is located within the OS – Open Space district.

Application Presented By: Stephen King

Testimony: Existing barn is 30' x 50', wants to add second floor and 8' overhang and 17' x 23' wing.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with standard conditions

Motion carried unanimously

4. 03-18-04 Jack and Jessica Meyer of 5117 Lincoln Highway, Gap, PA 17527 are requesting modification of a prior decision and any additional Special Exceptions and/or Variances needed to allow construction of additional structure space for an event venue established as Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2. The subject property is located within the A – Agricultural district.

Application Presented By: Jessica and Jack Meyer

Testimony: Proposing two structures 24' x 24' and 24' x 30' with walkway located behind the existing "brides cottage", office space to be in 24' x 30', addition to garage shown on plan is replacing an existing shed, 18' x 18' detached garage proposed to replace an existing shed to north of existing house, no sleeping quarters or kitchens proposed in the proposed structures, single story, would be used for office space, office is in main house 2nd floor, eastern most proposed structure would be 70-80' from eastern property line.

Motioned by: Larry Martin

Seconded: Dennis Eby

Decision: Approved with specific conditions

Motion carried unanimously

The next Salisbury Township Zoning Hearing Board will be held Tuesday, April 24, 2018 at 7:00 PM in the Township Building, White Horse.

The meeting was adjourned at 9:15 pm.

Respectfully Submitted,

Kara Shoemaker
Assistant Zoning Officer