

Salisbury Township Zoning Hearing Board Minutes from October 27, 2020 Meeting

A regular meeting of the Salisbury Township Zoning Hearing Board was held on Tuesday, October 27, 2020, at 6:00 PM.

Chairman Peter Horvath called the meeting to order at 6:08 PM

Members present: Larry Martin, John Wanner and Peter Horvath. Also present was Julie Miller, ZHB Council and Damian Clawser, Township Zoning Officer.

Members absent: Dennis Eby

Meeting minutes of September 22, 2020 ZHB meeting was reviewed. A motion was made by Larry Martin to approve the minutes as written. Motion was seconded by Peter Horvath.

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 certification and 3. Property posting certification sheets.

APPLICATIONS REVIEWED:

Old Business

New Business

1. 10-20-01 David Z. Blank of 5599 Old Philadelphia Pike, Gap, PA 17527 (Subject Property) is requesting a Variance from, Article II, §340-12.E to be able to construct an agricultural structure within a minimum required setback. The Subject Property is located within the A – Agricultural district.
Application Presented By: David Blank
Testimony: Wants to construct a green house, use the ground that is not used for farming, active dairy farm, no retail, plastic hoop style, 32' x 64' proposed size, plastic would be up all year round, stormwater runs east towards other Ag structures.
Motioned by: Larry Martin
Seconded: Peter Horvath
Decision: Denied
2. 10-20-02 Thomas Bills, Jr. of 870 Narvon Road, Narvon, PA 17555 (Subject Property) is requesting a Variance from Article II, §340-21.D (Attachment 7) to be permitted to place a residential accessory structure within the front yard. The Subject Property is located within the OS – Open Space district.
Application Presented By: Stephanie Bills
Testimony: Blue container shown on image is gone, will store personal items, 15' max height, ok with condition 120-125' from road as shown on plan.
Motioned by: John Wanner
Seconded: Larry Martin
Decision: Approved with specific conditions
3. 10-20-03 M&G Realty, Inc., of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting a Variances from Article III, §340-37.B (Attachment 8) to be permitted to exceed the quantity of individual business signs allowed, to exceed maximum permissible sign area, as well as to exceed maximum permissible height for freestanding signs, a Special Exception under §340-37.D to be permitted to install a dynamic display, a Variance from §340-37.D(3) to be permitted installation of more than one dynamic display, a Variance from §340-37.D(1) to locate dynamic display(s) within minimum separation distance to an intersection, a Variance from §340-37.A(8) to allow a sign that is illuminated with red, green or yellow nearer to a traffic

light than required as well as any other Special Exceptions and/or Variances required to obtain relief to install proposed signage. The subject property is located at 5267 Lincoln Hwy, Gap, PA 17527 and is within the GC – General Commercial district.

Presented by: Tyler Eshelman, Damon Hall, and Tara Puntasecca

Testimony: Property has over 2000' of road frontage, 4 total signs, 2 freestanding, and canopy and 2 on building, no images would be animated, would cycle through roughly 10 images, will be automatically lit, sign is controlled at a central location, no the store, sign at intersection is to be facing, pylon signs would be higher than typical stop light, nearest residential structure would be 300-400', digital pricer for diesel will be on canopy that will not exceed height.

Motioned by:

Seconded:

Decision: Postponed and will be made at the November meeting.

The meeting was adjourned at 7:56 pm.

Respectfully Submitted,

Kara Wanner
Assistant Zoning Officer