

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

February 27, 2018

7:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

Solicitor: Julie Miller

Vice Chair: John Wanner

Member: Larry Martin

Alternate: Dennis Eby

Begin Hearing

- Introduction
- Minutes of Prior Meeting Read
- Entry of Appearance Explanation

Old Business:

New Business:

1. 02-18-01 James & Christine Ferrell of 162 S. Pool Forge Road, Narvon, PA 17555 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 211.3.J to establish a truck body/metal fabrication business as a Rural Occupation, subject to Section 457, a Variance from Section 303.1 to be permitted to allow vehicle(s) licensed for in excess of 26,000 lbs. GVW on a property principally used for residential purposes, a Variance from Section 457.5 to allow storage of commercial truck exceeding 11,000 lbs. GVW., as well as any other Special Exceptions and/or Variances required to establish the business. The subject properties are located at 649 and 623 Meeting House Road, Gap, PA 17527 and are within the OS – Open Space district.

2. 02-18-02 Amanda Stoltzfus, of 102 Meetinghouse Road, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to be permitted to install an Echo House, subject to Section 429 and a Variance from Section 429.8 to allow proposed Echo Home within minimum required setbacks. The subject property is located within the A – Agricultural district.

3. 02-18-03 Wilmer F. and Myma J. Stoltzfus of 22 Spring Road, Gap, PA 17527 are requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.2 to allow the repair of tools and equipment sold and/or rented on two properties that are planned to be conjoined, a Variance from Section 206.5 to exceed maximum permissible lot coverage for the combined lot, a Variance from Section 206.6.A to allow parking within minimum required setbacks, a Variance from Sections 206.11 and 311 regarding the number of Access Drives serving a property, a Variance from

Sections 206.14 and 303.5 to allow dumpster location to remain, a Variance from Section 312.6 for the number of parking spaces provided for the proposed use, a Variance from Section 312.3.A to not meet all parking requirements of the SaLDO, a Variance from Section 313.2.A for the provision of loading spaces compliant with Section 508 of the SaLDO and 313.3 for provision of the minimum number of loading spaces required for the proposed use, a Variance from Section 315.2 to exceed maximum permissible sign requirements and a Special Exception under Section 604.11 to allow additional time to procure permits and complete construction as well as any other Special Exceptions and/or Variances needed to complete implementation of the proposed improvements and expand uses. The subject properties are located at 5399 and 5401 Lincoln Highway, Gap, PA 17527 and are within the GC – General Commercial district.

4. 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.

Announcement: Time & Place of Next Meeting (March 27, 2018)

Adjournment