

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

July 24, 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:

1. 05-18-05 Stoltzfus Welding & Rentals, LLC of 76 South Vintage Rd, Paradise, PA 17562 is requesting Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.2 to be permitted to establish a welding/manufacturing business making structural components of buildings and the rental of heavy equipment, as well as any other Special Exception and/or Variances required to establish the uses. The subject property Lot 2 shown on a proposed subdivision plan entitled "Final Subdivision Plan for Houston Run Lot 2" to be separated from an 18.7-acre property located between Martin Drive and Lincoln Highway, otherwise identified by Property Identification Number (PIN) 560-97498-0-0000 located within the GC – General Commercial district.

New Business:

1. 07-18-01 Jacob and Emma Blank of 5306 Amish Road, Gap, PA 17527 are requesting a Variance from Chapter 27, Part 2, Sections 201.2 to be permitted to subdivide a property to create a new residential lot, a Variance from Section 201.5 to allow the subdivided lot to exceed maximum residential lot requirements, to allow remaining land to not comply with residential or agricultural lot size requirements and a Variance from Section 201.12 to allow subdivision of a lot containing no subdividable rights as well as any other Special Exceptions and/or Variances. The subject property is located at 5302/5306 Amish Road, Gap, PA 17527 and is within the A – Agricultural district.

2. 07-18-02 Levi S. King of 380 Red Hill Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.E to be permitted to establish a kennel, subject to Section 444 and a Variance from Section 444.6 to allow the kennel to exist

on a property not meeting minimum lot size requirement. The subject property is located within the A – Agricultural district.

3. 07-18-03 Lothar Hummerich of 3820 Blackhorse Road, Parkesburg, PA 19365 is requesting modification of a prior decision and Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, Section 504 to substitute one non-conforming use for another, a Variance from Section 504.3 to be able to carry longer operating hours as well as any other Special Exceptions and/or Variances needed to establish the use. Applicant desires to substitute a company that specializes in printing, assembly, distribution and retail sale of paper products in space previously approved for the assembly and retail sale of kitchen cabinetry. The subject property is located at 935 Chestnut Street, Gap, PA 17527 and is within the R1 – Residential district.

4. 07-18-04 Melvin J. Beiler of 230 Blank Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish a pony cart assembly/ manufacturing business as a Rural Occupation, subject to Section 457 and a Variance from Section 457.13 to be permitted retail sales as well as any other Variances required to establish the use. The subject property is located within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (August 28, 2018)

Adjournment