

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

November 27, 2018

7:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

ZHB 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. 10-18-01 M&G Realty, Inc. of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting Special Exceptions under Sections 206.3.D, subject to Section 408 and 206.3.U subject to Section 425 to construction of a convenience store with related automobile fuel sales (Automobile Filling Station) as well as a Variance from Section 206.5 to exceed maximum impervious coverage, a Variance from Section 206.6.A to allow reduction of minimum front yard setback requirements related to parking and a Variance from Section 425.2 to reduce the amount of required parking. The subject properties are identified as Lot 3 on a subdivision plan entitled, "Final Subdivision Plan of Lots for Melvin J. Martin" located between east and west-bound lanes of Lincoln Highway (S.R. 30) and east of their intersection with Newport Road (S.R. 772), currently with the addresses of 5261 Lincoln Highway and 5267 Lincoln Highway, Gap, PA 17527, both being located within the GC – General Commercial district.

New Business:

1. 11-18-01 - Cornerstone Ministry dba "Cornerstone Retreat" of 5275 Lincoln Highway, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 1, Section 107 to be permitted to establish a use providing medical services and treatments with overnight accommodations (inpatient) as a use not provided for or in the alternative a Variance from Section 206.2 to establish a Medical Clinic that provides inpatient services as well as any other Special Exceptions and/or Variances required to establish the use. The subject property is within the GC – General Commercial district.
2. 11-18-02 - Leroy M. Fisher of 232 Spring Garden Road, Kinzer, PA 17535 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of

Ordinances, Part 2, Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 and a Variance from Sections 201.7.C and 302.9.B to allow the proposed structure to exceed maximum permissible height. The subject property is located at 232/234 Spring Garden Road, Kinzer, PA 17535 and is within the A – Agricultural district.

3. 11-18-03 - Paul S. and Fannie Blank of 6281 Meadville Road, Narvon, PA 17555 are requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.2 to be permitted to subdivide a portion of a Parent Tract to complete a lot add-on to an adjoining lot and a Variance from Section 201.12 to not include this subdivision as a subdividable right against the Parent Tract and a Variance from Section 201.12.D to be permitted to increase a lot used for residential purposes in excess of maximum lot size. The subject properties are located at 719 Churchtown Road and 6281 Meadville Road, Narvon, PA 17555 and are both located within the A – Agricultural district.
4. 11-18-04 - 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 to be permitted to construct additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is within the A – Agricultural district.
5. 11-18-05 - DAS Properties LLC, C/O Dan Smucker, Lancaster Log Cabins of 1370 Reading Road, Denver, PA 17517 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.D to establish a mobile cabin production and manufacturing facility as a Heavy Industrial Use, subject to Section 438 as well as Variances from Sections 208.14 and 303.5 to permit dumpster/recycling containers to exist without being completely enclosed by fences and walls as well as any other Special Exceptions and/or Variances needed. The subject property is Proposed Lot 5C as shown on a Subdivision Plan titled, "Houston Run Lots 1, 5&6 Preliminary/Final Subdivision Plan." This plan further subdivides Lot 5 as shown on a subdivision plan, titled "Final Subdivision Plan for Houston Run Lots," recorded at the Lancaster County Recorder of Deeds as Instrument No: 2013-0243-J and is within the I – Industrial district.

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

Adjournment