

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

February 26, 2019

7:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

Vice Chair: John Wanner

Member: Larry Martin

Alternate: Dennis Eby

ZHB Solicitor: Julie Miller

Begin Hearing

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

Old Business:

None

New Business:

1. 02-19-01 Puddin Town Enterprise, LLC of 4940 Lincoln Highway, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, substitution of a nonconforming use, subject to Section 504 or in lieu of that, a Special Exception under Section 503 to allow expansion of a non-conforming use, and a variance from Section 503.2 to exceed 25%, a Special Exception under Section 208.3.F to allow vehicle and machinery repair, subject to Section 437, a Variance from Section 208.6.A to allow parking within minimum required front yard setbacks, a Variance from Section 208.6.B to allow construction of a new warehouse structure, loading area, parking and a dumpster within side yard setbacks, a modification of a prior decision and Variance to exceed maximum permissible lot coverage, a Variance from Section 208.13 to eliminate the need for a twenty (20) foot landscape strip, a Variance from Section 308 for relief from meeting lot and other requirements for each use, a Variance from Section 311 to not be required to meet Access Drive requirements, a Variance from Variance from Section 313 with regards to design requirements for loading as well as any other Special Exceptions and/or Variances needed to establish the uses and construct improvements. The subject properties are located at 4940, 4952 and 4954 Lincoln Highway, Kinzer, PA 17535 and are within the I – Industrial district.

2. 02-19-02 Henry S. King of 155 Spring Garden Road, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.L to be permitted to construct a Farm House Expansion, subject to Section 431. The subject property is located within the A – Agricultural district.

3. 02-19-03 Ivan F. Smucker of 122 Cambridge Road, Gap, PA 17527 is requesting 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. The subject property is located within the A – Agricultural district.

4. 02-19-04 B. Allen Stoltzfus of 790 Mt. Vernon Road, Gap, PA 17527 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 203.3.H to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469 or in lieu of this, a Variance from Sections 203.2.F and 469.5 and a Variance from Section 203.2 to allow a construction business to operate from the property as well as any other Special Exceptions and/or Variances required. The subject property is located within the R-1 – Residential district.

Announcement: Time & Place of Next Meeting (March 26, 2019)

Adjournment