

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

April 23, 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:

New Business:

1. 04-19-01 Elias R and Susanna Glick of 5632 Umbletown Road, Gap, PA 17527 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 204.3.I to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469. The subject property is located at 5632/5634 Umbletown Road, Gap, PA 17527 and is within the R2 – Residential district.

2. 04-19-02 Carl & Esther Martin of 5222 Horseshoe Road, Honey Brook, PA 19344 are requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish a woodworking shop producing carriage parts as a Rural Occupation and subject to Section 457, a Variance from Section 457.3 to be permitted to construct a structure for the Rural Occupation within the front yard, as well as any other Special Exceptions and/or Variances required to establish the business. The subject property is located at 6160 Davis Lane, Narvon, PA, 17555 and is within the A – Agricultural district.

3. 04-19-03 Ryan Figgins of 5209 Dogwood Drive, New Holland, PA 17557 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 202.4 to exceed maximum permissible lot coverage. The subject property is within the R – Rural Residential district.

4. 04-19-04 Puddin Town Enterprises of 1505 West Kings Highway, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.A to be permitted to reconstruct a building for the purpose of establishing a mini warehouse, subject to Section 446, a Variance from Section 446.6 to alleviate the requirement for an onsite manager, Variance(s) from Section 208.6 regarding setback requirements for buildings, structures, off-street loading areas,

dumpsters, parking lots, a Variance from Section 208.13.A and B and subsequently, Section 314 to eliminate the requirement to comply with Section 518 of the Subdivision and Land Development Ordinance (SALDO) as well as location of landscape strips, a Variance from Section 308 to not be required to meet individual lot requirements for each principal use, a Variance from Section 313.2.A to not have to meet minimum requirements for Section 508 of the SALDO as well as any other Special Exceptions and/or Variances needed to complete improvements and establish the proposed uses. The subject properties are located at 4952 and 4954 Lincoln Highway, Kinzer, PA 17535 and are within the I – Industrial district.

5. 04-19-05 M&G Realty, Inc. of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinance, Part 2, Section 206.3.U subject to Section 425 to operate a convenience store as well as a Special Exception under Section 206.3.B to establish an Amusement Arcade, subject to Section 405. 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.

Announcement: Time & Place of Next Meeting (May 28, 2019)

Adjournment