

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

June 25, 2019

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. 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.

New Business:

1. 06-19-01 Benuel J. Allgyer of 6218 Plank Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.L to be able to construct an addition for the purpose of establishing a Farm House Expansion, subject to Section 431. The Subject Property is located within the A – Agricultural district.
2. 06-19-02 L. Stoltzfus Properties, LLC of 1318 W. Kings Highway, Coatesville, PA 19320 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.H to establish a truck stop/motor freight terminal, subject to Section 465 and a Variance from Section 308 be permitted two principal uses without meeting all lot and yard and other requirements set forth in this Chapter. The Subject Property is Lot 5B as shown on the subdivision plan entitled, "Preliminary/Final Subdivision Plan for Houston Run Lots 1,5 & 6" recorded at the Lancaster County Recorder of Deeds as Instrument Number 2019-0045-J and is located within the I – Industrial district.

3. 06-19-03 FB Property Group, LLC of 253 S. Belmont Road, Paradise, PA 17562 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.6.D to not be required to provide a Residential Buffer Strip on the eastern and southern property lines of Lot 6A and the southern property line of 6B. The Subject Properties are Lots 6A and 6B as shown on the subdivision plan entitled, "Preliminary/Final Subdivision Plan for Houston Run Lots 1, 5 & 6" recorded at the Lancaster County Recorder of Deeds as Instrument Number 2019-0045-J and is located within the I – Industrial district.
4. 06-19-04 Weis Markets, Inc of 1000 S. Second Street, Sunbury, PA 17801 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 4, Section 460.9 to be permitted to exceed maximum permissible quantity and area of signage with regard to installation of a proposed sign on an existing anchor tenant store. The Subject Property is located at 5360 Lincoln Highway, Gap, PA 17527 and is within the RC – Regional Commercial district.
5. 06-19-05 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. The subject property is located at 6160 Davis Lane, Narvon, PA, 17555 otherwise identified as PIN 560-59395-0-0000 and is within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (July 23, 2019)

Adjournment