

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

August 27, 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1. 08-19-01 Melvin Petersheim - Withdrawn

2. 08-19-02 Steven Smoker of 394 Old Mill Drive, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2k Section 201.3.P to be permitted additional residential accessory structure space, subject to Sections 302.9 and 469, as well as a variance from Section 469.3 to allow the propose structure nearer to a property line than required. The subject property is located within the A – Agricultural district.

3. 08-19-03 Levi E. Glick of 5219 Diem Rd, New Holland, PA 17557 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.M to establish a playground (swingset) manufacturing facility as a Rural Occupation, subject to Section 457. The subject property is located at 5853 Meadville Road, Narvon, PA 17555 and is within the A – Agricultural district.

4. 08-19-04 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, a Variance from Section 465.2 to allow the truck stop/motor freight terminal to be located on a lot that does not front on an arterial street, a Variance from Section 465.3 to allow the proposed use within 500 feet of the R-1 – Residential district and a Variance from Section 465.5 to allow access drive to exceed maximum permissible width. 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.

5. 08-19-05 Andrew's Auto, LLC of 5402 Lincoln Highway, Gap, PA 17527 is requesting a Special Exception under Chapter 26 of the Salisbury Township Code of Ordinances, Part 2, Section 206.3.C to expand an automobile repair facility, subject to Section 407 and Variances from Section 206.6 to be permitted to construct addition within minimum required setbacks, a modification of a prior order to remove a condition regarding inventory reporting as well as any other Special Exceptions and/or Variances required to complete the expansion. The subject properties are adjoining and located at 5402 Lincoln Highway and 791 Chestnut Street, Gap, PA 17527 and are both within the GC – General Commercial district.

6. 08-19-06 Levi Z. Fisher of 60 Queen Road, Gordonville, PA 17529 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 at 5559 Meadville Road, Gap, PA, 17527 and is within the OS – Open Space district.

7. 08-19-07 Linville Hill Christian School of 295 S. Kinzer Road, Paradise, PA 17562 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.2 to to allow a school for secondary education to occupy portions of an existing building as well as any other special exceptions and/or variances needed to establish the use. The subject property is located at 863 Brackbill Road, Gap, PA 17527 and is within the I – Industrial district.

8. 08-19-08 Elmer L. King of 1579-B Mine Road, Paradise, PA 17562 is requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 202.1 to establish a Commercial Poultry Operation within a proposed structure. The Subject property is located within the R – Rural Residential district.

Announcement: Time & Place of Next Meeting (September 24, 2019)

Adjournment