

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

February 25, 2020

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

Reorganization: Appointment of Chairman, Vice Chairman, Alternate and Council

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

Old Business:

1. 11-19-01 E&J Family, LP c/o John Stoltzfus Jr of 112 Peters Road, New Holland, PA 17557 is requesting Variances from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 206.7 to exceed maximum permissible building height with construction of a new structure, Section 206.8 to allow off-street loading to be located between the proposed building and a street and Section 206.14 to allow a dumpster to be located within a front yard. The Subject Properties are located at 5264 Lincoln Highway (Lot 3) and Lot 4 as shown on a subdivision plan titled, "Final Subdivision Plan for Houston Run Lots," recorded at the Lancaster County Recorder of Deeds as Instrument Number 2013-0243-J and assigned PIN 560-07283-0-0000, both of which are located within the GC – General Commercial district.

New Business:

1. 02-20-01 Withdrawn
2. 02-20-02 Samuel J. Stoltzfus of 832 Pequea Avenue, Gap, PA 17527 is requesting modification of a prior decision to expand an existing stove/heating supply store established as a non-conforming use under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, Section 503 and a variance from Section 503.2 to allow proposed expansion to exceed maximum permissible expansion of 25% as well as any other Special Exceptions and or Variances required to expand the use. The Subject Property is located within the R-1 – Residential district.
3. 02-20-03 Gilbert D. and Christine Zink of 5624 Limeville Road, Gap, PA 17527 are requesting a Variance from Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.5 to be permitted to construct a single-family dwelling within minimum required setbacks. The Subject Property is located within the A – Agricultural district.

4. 02-20-04 Sam Lapp of 665 Kennedy Street, Honey Brook, PA 19344 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.E to be permitted to establish a Kennel for horses, subject to Section 444 and a Variance from Section 444.6 to allow the kennel to be established and operated from a property that does not meet minimum lot size requirements and a Variance from Section 201.5 to be permitted to encroach into minimum required property setbacks for an addition to the principal structure. The Subject Property is located at 238 Snake Lane, Kinzer, PA 17535 and is within the A – Agricultural district.
5. 02-20-05 Chris Stoltzfus of Triple S Estates, LP of 5080 Leike Road, Parkesburg, PA 19365 is requesting modification of a prior decision and a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 5, Sections 504 to allow substitution of a nonconforming use and Section 503 to allow expansion of the proposed non-conforming use as well as a Variance from 503 to allow the expansion to exceed maximum permissible expansion of 25%, or in lieu of this, a Variance from Section 203.2 to allow a construction and design company to be established on and operate from the Subject Property where once a plumbing company and cable installation company were once located. Additionally requested are a Variance from Section 203.5 to exceed maximum permissible lot coverage, a Variance from Section 203.6.B to exceed maximum permissible accessory structure height, a Variance from Section 315 with regards to limitations on outdoor signs and Section 308 to allow two principal uses on a single lot without the need to meet individual lot requirements for each as well as any other Special Exceptions and/or required to establish the use and other requests. The Subject Property is located at 5847 Lincoln Highway, Gap, PA 17527 and is located within the R-1 – Residential district.
6. 02-20-06 Nathan Smucker of 5847 Old Philadelphia Pike, Gap, PA 17527 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.C to be permitted to install a billboard, subject to Section 468 and to include a Special Exception under Section 315.4, to install a dynamic display on the proposed billboard, subject to Section 315 and a Variance from Section 315.4.A to allow the dynamic display closer to residential zone or use and a Variance from Section 468.4 to allow a billboard within minimum separation distance to another billboard. The Subject Property is located at 4992 Lincoln Highway, Gap, PA 17527 and is within the I – Industrial district.
7. 02-20-07 Amos F. Beiler of 483 Buchland Road, Narvon, PA 17555 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 Section 302.9 and 469. The Subject Property is located within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (March 24, 2020)

Adjournment