

# SALISBURY TOWNSHIP ZONING HEARING BOARD

## AGENDA

**August 25, 2020**

6:00 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 Reviewed
- Entry of Appearance Explanation

Old Business:

New Business:

1. 08-20-01 Daniel Z. Stoltzfus of 649 Churchtown Road, Honey Brook, PA 19344 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.B to be able to install an Echo House, subject to Section 429. The Subject Property is located within the A – Agricultural district.

2. 08-20-02 Abner Kauffman of 6145 Wanner Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.E to establish a Kennel, subject to Section 444. The Subject Property is located within the A – Agricultural district.

3. 08-20-03 Ivan S. Smoker of 722 Gault Road, Narvon, PA 17555 is requesting Variances from Chapter 27 of the Salisbury Township, Pt. 2, Sections 211.2.G and 112 to be permitted to maintain a trailer to be utilized for personal accessory storage use as well as Section 303.1 for trailer to exceed maximum permissible weight on a lot containing principal residential use as well as any other Special Exceptions and/or Variances required to allow the use of the trailer for residential accessory purposes. The subject property is located within the OS – Open Space district.

4. 08-20-04 Gideon K. King of 5446 Friendship Lane, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 209.3.G to install an Echo House, subject to Section 429. The subject property is located within the RE – Rural Enterprise district.

5. 08-20-05 Breeo Ventures, LLC c/o Amos Stoltzfus of 5002 Lincoln Highway, Kinzer, PA 17535 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 208.3.D to establish a heavy industrial use manufacturing fire pits, a Variance from Section 208.6.A to allow loading areas within front yard setbacks, a Variance from Section 208.6.D to allow proposed building within a residential buffer strip, a Variance from Section 208.8 to allow off-street loading on

street-facing side of proposed building and a Special Exception under Section 604.2 to allow additional time from issuance of decision to obtainment of building permit. The subject property is lot 5A shown on a subdivision plan entitled, "Houston Run Lots 1, 5 and 6," recorded as Instrument No. 2019-0045-J at the Lancaster County Recorder of Deeds and is located on the east side of Newport Avenue being partially within the GC – General Commercial and I – Industrial districts.

6. 08-20-06 Samuel K. Glick of 108 Red Well Road, New Holland, PA 17557 is requesting a Special Exception under Chapter 27 of the Salisbury Township Code of Ordinances, Part 2, Section 201.3.J to subdivide both a residential and agricultural lot from a Parent Tract, subject to Sections 201.12 and 461. The subject property is located at 305 Snake Lane, Kinzer, PA 17535 and is within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (September 22, 2020)

Adjournment