

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

September 22, 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:

1. 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.

New Business:

1. 09-20-01 Ervin Jay Beiler of 626 Meetinghouse Road, Gap, PA 17527 is requesting a Special Exception under Chapter 340 of the Salisbury Township Code of Ordinances, Article II, Section 340-21.C.(17) to be permitted additional residential accessory structure space, subject to Sections 340-118 and 340-24.I. The Subject Property is located within the OS – Open Space district.

2. 09-20-02 Jerry L. Esh of 637 Narvon Road, Gap, PA 17527 is requesting a Special Exception under Chapter 340 of the Salisbury Township Code of Ordinances, Article II, Section 340-12.C.(2) to place an ECHO home on the Subject Property and subject to Section 340-78 which is located within the A – Agricultural district.

3. 09-20-03 Amos Stoltzfus of 663 Kennedy Street, Honeybrook, PA 19344 is requesting a Special Exception under Chapter 340 of the Salisbury Township Code of Ordinances, Article II, Section 340-12.C.(5) to establish a kennel, subject to Section 340-93 and a Variance from 340.93.B for the kennel structure to be within minimum required setbacks. The subject property is located within the A – Agricultural district.

4. 09-20-04 Jacob S. Riehl of 941 Churchtown Road, Narvon, PA 17555 is requesting a Special Exception under Chapter 340 of the Salisbury Township Code of Ordinances, Article II, Section 340-12.C.(16) to be permitted additional residential accessory structure space, subject to Sections 340-118 and 340.24.I. The subject property is located within the A – Agricultural district.

5. 09-20-05 Elmer S. Riehl of 468 Red Well Road, New Holland, PA 17557 is requesting a Special Exception under Chapter 340 of the Salisbury Township Code of Ordinances, Article II, Section 340-12.C.(10) to subdivide an agricultural lot from a Parent Tract, subject to Sections 340-110 and 340-12.L. The subject property is located at 5113 Peters Road, Kinzer, PA 17535 and is within the A – Agricultural district.

6. 09-20-06 Kenneth R. Rottman of 656 Broad Street, Honey Brook, PA 19344 is requesting a Special Exception under Chapter 340 of the Salisbury Township Code of Ordinances, Article II, Section 340-14.C.(6) to be permitted additional residential accessory structure space, subject to Sections 340-118 and 340-24.I. The subject property is located within the R1 – Residential district.

Announcement: Time & Place of Next Meeting (October 27, 2020)

Adjournment