

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

November 23 & 24, 2020

1:00 PM and 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. 10-20-03 M&G Realty, Inc., of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting a Variance from Article III, §340-37.B (Attachment 8) to be permitted to exceed the quantity of individual business signs allowed, to exceed maximum permissible sign area, as well as to exceed maximum permissible height for freestanding signs, a Special Exception under §340-37.D to be permitted to install a dynamic display, a Variance from §340-37.D(3) to be permitted installation of more than one dynamic display, a Variance from §340-37.D(1) to locate dynamic display(s) within minimum separation distance to an intersection, a Variance from §340-37.A(8) to allow a sign that is illuminated with red, green or yellow nearer to a traffic light than required as well as any other Special Exceptions and/or Variances required to obtain relief to install proposed signage. The subject property is located at 5267 Lincoln Hwy, Gap, PA 17527 and is within the GC – General Commercial district.

New Business:

Group 1 – Monday, November 23, 2020, beginning at 1:00 PM

1. 11-20-01 John S. Zook of 5065 Lincoln Hwy, Kinzer, PA 17535 (Subject Property) is requesting a Variance from, Article II, §340-12.B.(1)(c) to not have to demonstrate compliance with residential lot requirements as required by §320-12.E for a second single-family detached dwelling proposed to be constructed on the subject property. The Subject Property is located within the A – Agricultural district.

2. 11-20-02 Christ L. Blank of 189 Churchtown Rd, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under Article II, §340-12.C(5) to be establish a kennel subject to §340-93. The Subject Property is located at 175/189 Churchtown Road, Narvon, PA 17555 and is within the A – Agricultural district.

3. 11-20-07 Isaac S. Huyard of 6309 Plank Road, Narvon, PA 17555 is requesting variances from Article II, §340-12 to allow subdivision to occur to change the configuration of lots where the Subject Properties have no subdividable rights, and do not meet lot size requirements as well as a Variance from §340-12.E to allow a residential accessory structure to be located within the front yard of one of the newly configured lots. The Subject Properties are located at 6309 and 6313 Plank Road, Narvon, PA 17555 and are both located within the A – Agricultural district.

4. 11-20-08 BREEO Ventures, LLC - 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 208.8 to allow off-street loading on street-facing side of proposed building. 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.

5. 11-20-09 Houston Run Properties, LLC – Phil Weaver of 1324 Main Street, East Earl, PA 17519 is requesting modification of prior decisions to allow subdivision of a property to expand an existing use and allow existing buildings to be located within minimum required setbacks as well as Variances from Article II, §340-18.B to allow expansion of an educational use and §340-18.F(2) to allow existing buildings within minimum setbacks in relation to proposed lot lines as well as any other Special Exceptions and/or Variances needed to allow subdivision and expand the use. The Subject Properties are located at 835 Houston Run Drive and 863 Brackbill Road, Gap, PA 17527 and are both located within the I – Industrial district.

Group 2– Tuesday, November 24, 2020, beginning at 6:00 PM

6. 11-20-03 Aaron S. Stoltzfus of 480 Jacobs Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under Article II, §340-12.C(5) to establish a Kennel, subject to §340-93 and Variances from §340-93.B to allow the kennel structure nearer to property lines than required, §340-93.C to allow exercise yard fence nearer to property line than required and §340-93.E to allow kennel operation on a property not meeting minimum size requirement as well as a Special Exception under §340-12.C(13) to establish a market business as a Rural Occupation, subject to §340-106 as well as any other Special Exceptions and/or Variances required to establish the Kennel and Rural Occupation. The Subject Property is located within the A – Agricultural district.

7. 11-20-04 Omar and Sara Huyard of 6130 Spotts Road, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under Article II, §340-12.C(5) to establish a Kennel, subject to §340-93 and Variances from §340-93.A to allow the Kennel to be located within the front yard, §340-93.B to allow the Kennel structure nearer to property lines than required and §340-93.E to allow kennel operation on a property not meeting minimum size requirements. The Subject Property is located within the A – Agricultural district.

8. 11-20-05 Melvin Kauffman of 98 Williams Run Road, Christiana, PA 17509 is requesting a Variance from Article II, §340-16.B to allow manufacturing of wooden structures including gazebos, pergolas and pavilions as well as §340-16.P to allow storage of products greater than six feet in height within one-hundred (100) feet of a street. The Subject Property is Lot 1 shown on a subdivision plan entitled "Final Subdivision Plan for Houston Run Lot 2," that was recorded as Instrument Number: 2019-0046-J at the Lancaster County Recorder of Deeds. The Subject Property is located between Martin Drive and Lincoln Highway, otherwise identified by Property Identification Number (PIN) 560-92207-0-0000 and is within the GC – General Commercial district.

9. 11-20-06 Daniel Kauffman – Zook's Polycraft of 1134 Bartville Road, Christiana, PA 17509 is requesting Variances from Article II, §340-16.B to allow manufacturing of cupolas in addition to §340-16.P to allow storage of products greater than six feet in height within one-hundred (100) feet of a street. The Subject

Property is Lot 1A as shown on a subdivision plan entitled, "Final Subdivision Plan for Houston Run Lots," that was recorded as Instrument Number: 2013-0243-J at the Lancaster County Recorder of Deeds. The Subject Property is located on the south side of Martin Drive and is otherwise identified by Property Identification Number (PIN) 560-95249-0-0000 and is within the GC – General Commercial district.

10. 11-20-10 Robert Lee and Lisa Gillenwater of 5881 Limeville Road (Subject Property) are requesting modification of a prior decision to continue use of an ECHO Housing Unit established as a Special Exception under Article II, §340-13.C(2) and subject to §340-78 as well as any other Special Exceptions and/or Variances required to maintain the use. The Subject Property is located within the RR – Rural Residential district.

11. 11-20-11 Menno L. Riehl of 231 Springville Road, (Subject Property) are requesting a Special Exception under Article II, §340-12.C(5) to establish a kennel, subject to §340-93 and a Variance from §340-93.E to allow use on a lot not meeting minimum lot size requirements as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located within the A – Agricultural district.

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

Adjournment