

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

December 21 & 22, 2020

1:00 PM and 6:00 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 Reviewed
- Entry of Appearance Explanation

Old Business:

New Business:

Hearing 1 – Monday, December 21, 2020, beginning at 1:00 PM

1. 12-20-01 John S. Fisher of 5547 Meadville Road, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-13.B(1) to establish an agricultural use on the Subject Property not meeting agricultural lot requirements and a Variance from §340-13.D to locate the proposed structure within the front yard or in lieu of this, a Special Exception under §340-13.C(6) to establish a Rural Occupation for the growing of produce and flowers, subject to §340-106 and a Variance from §340-106.B to allow the proposed Rural Occupation structure to be located within the front yard as well as any other Special Exceptions and/or Variances needed to establish the use. The Subject Property is located within the RR – Rural Residential district.

2. 12-20-02 David L. Stoltzfus of 889 Glorry Lane, Narvon, PA 17555 (Subject Property) is requesting a Variance from §340-21.B(5) to be permitted to construct an addition to a single-family dwelling whereby the addition will exceed maximum permissible setback distance to a street. The Subject Property is located within the OS – Open Space district.

3. 12-20-05 M&G Realty, Inc., of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting a Variances 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.

4. 12-20-07 Lloyd J. Stoltzfus of 401 Cains Road, Gap, PA 17527 is requesting a Variance from §340-12.E to be permitted to construct an addition to the dwelling that will be within front yard setback and a Special Exception under §340-12.C (5) to be permitted to establish a kennel subject to §340-93 and a variance from 340-93.B to allow a kennel building nearer to a property line than required as well as a Variance from §340-93.E to allow a kennel to exist on a property not meeting minimum size requirements as well as any other Special Exceptions and/or Variances required to complete improvements and establish the use. The Subject Property is located within the A – Agricultural district.

5. 12-20-08 John Z. Zook of 5925 Meadville Road is requesting a Variance from §340-21.B(5) to be able to construct a single family dwelling on the Subject Property, subject to a proposed subdivision that would exceed maximum permissible distance from a township or state road. The Subject Properties are located at 726 and 734 Narvon Road, Narvon, PA 17555, both of which are located within the OS – Open Space district.

Hearing 2– Tuesday, December 22, 2020, beginning at 6:00 PM

6. 12-20-03 Mervin Beiler of 907 Peters Road, New Holland, PA 17557 is requesting modification of a prior decision as well as Variances from §340-12.B to establish business storage and office space for two businesses (additional principal uses) within an existing building and from §340-30 to not be required to comply with individual lot requirements for each additional principal use as well as any other Special Exceptions and/or Variances required to establish the uses. The Subject Property is located at 5113 Peters Road, Kinzer, PA 17535 and is located within the A – Agricultural district.

7. 12-20-04 John A. Lapp of 126 Meetinghouse Road, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-19.B to be permitted to establish a Kennel. The subject property is located within the RE – Rural Enterprise district.

8. 12-20-06 David Lapp of 5222 Old Strasburg Road, Kinzer, PA 17535 (Subject Property) is requesting a Variance from §340-13.B to establish a second dwelling unit (principal use) within an existing building and a Variance from §340-30 to not comply with individual lot requirements for each principal use. The Subject Property is located within the R-1 – Residential district.

9. 12-20-09 Dutchie Properties, LLC of 861 Strasburg Road, Paradise, PA 17562 is requesting a Special Exception under §340-126 to substitute one non-conforming use for another, the proposed use being a masonry contracting business as well as a Variance from §340-37 to exceed maximum permissible quantity and sign area of related signage. The Subject Property is located at 5512 Lincoln Highway, Gap, PA 17527 and is within the R-2 – Residential district.

Announcement: Time & Place of Next Meeting (January 26, 2020)

Adjournment