

# **SALISBURY TOWNSHIP ZONING HEARING BOARD**

## **AGENDA**

**February 23, 2021**

**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

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

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

### Old Business:

1. 12-20-04 John A. Lapp of 126 Meetinghouse Road, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-19.B and to the extents needed, Variances from §340-93 to be permitted to establish a Kennel. The subject property is located within the RE – Rural Enterprise district.

### New Business:

1. 02-21-01 Bruce Riggs of 6165 Guy Road, Narvon, PA 17555 is requesting a Special Exception under §340-12.C(16) to construct a structure for personal use that will exceed maximum permissible by-right building area, subject to §340-118 and §340-24.I. The Subject Property is located within the A – Agricultural district.

2. 02-21-02 M&G Realty, Inc., of 2295 Susquehanna Trail, Suite C, York, PA 17404 is requesting modification of a prior decision and 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, a Variance from §340-37.A(8) to allow signs containing red, yellow or green within 300' of a traffic signal 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.

3. 02-21-03 John F. Blank of 173 Hershey Church Road, Kinzer, PA 17535 is requesting a Special Exception under §340-12.C(10) to subdivide a parent tract, subject to §340-110 to complete a lot add-on to a non-conforming size agricultural lot, a Variance from §340-12.B to allow subdivision of a lot containing no subdividable rights to create a residential lot, a Variance from §340-12.E to allow both lots to exceed maximum permissible lot area, and to allow existing structures within minimum required setbacks, a Special Exception under §340-12.C(9) to establish a commercial poultry operation, subject to §340-67, A Variance from §340-67.A to allow commercial poultry operation on a property less than 25-acres, a Variance from 340-67.B to allow structure containing commercial poultry operation within minimum

required setbacks, a Variance from §340-12.B to retain agricultural use on a residential lot and/or a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I and a variance from §340.F to exceed maximum permissible accessory structure space as well as any other Special Exceptions and/or Variances needed to complete the subdivision/add-on and retain structures. The Subject Properties are located at 173 Hershey Church Road and 5145 Martin Road, Kinzer, PA 17535 and are both located within the A – Agricultural district.

4. 02-21-04 Elam S. Riehl of 1505 W. Kings Highway, Gap, PA 17527 is requesting a Special Exception under §340-18.C(4) to expand shed manufacturing business a Heavy Industrial Use, subject to §340-87, a Variance from §340-18.M(2) to not be required to provide minimum landscape strip for proposed lot and a Variance from 340-87.A(4) to be relieved from the requirement to provide a traffic study, a Variance from §340-30 to allow multiple principal uses without need to meet all lot requirements and completion of land development planning as well as any other Special Exceptions and/or Variances needed to expand uses through conversion and completion of lot add-on. The Subject Properties are located at 4940 and 4946 Lincoln Hwy and 706 Hoover Road, Kinzer, PA 17535 and are all within the I – Industrial district.

5. 02-21-05 Puddin' Town Enterprises, LLC / Elam S. Riehl of 1505 W. Kings is requesting modification of a prior decision and a Special Exception under §340-126 to amend and substitute a nonconforming use within a portion of a building previously granted permission to be converted to mini-warehousing to include manufacture/processing of marble and granite countertops as permitted by §340-18, which is subject to §340-87, or in lieu of this, a Variance from §340-18, a Variance from 340-18.B to include retail sales, a Variance from §340-87.A(4) from the need to provide a traffic study, a Special Exception to convert an existing single dwelling unit into two as an expansion of a non-conforming use, subject to §340-126, a Variance from §340-30 to allow multiple principal uses without need to meet all lot requirements and completion of land development planning as well as any other Special Exceptions and/or Variances needed to establish and expand the new uses. The Subject Properties are located at 4952 and 4954 Lincoln Highway, Kinzer, PA 17535 and are within the I – Industrial district.

Announcement:      Time & Place of Next Meeting (March 23, 2021)

Adjournment