

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

March 23, 2021

6:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

Vice Chair: Dennis Eby

Member: Larry Martin

Alternate: John Wanner

ZHB Solicitor: Julie Miller

Begin Hearing

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

Old Business:

1. 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 two parent tracts, subject to §340-12.L and §340-110 to complete a lot add-on to a non-conforming size agricultural lot, a Variance from §340-12.L(1) to exempt portion of subdivided land from being considered a subdivision right, 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, Kinzer, PA 17535, 5145 Martin Road, Kinzer, PA 17535 and 5158/5160 Old Philadelphia Pike, Kinzer, PA 17535 are all located within the A – Agricultural district.

New Business:

1. 03-21-01 E & J Family, LP c/o John D. Stoltzfus, Jr. of 112 Peters Road, New Holland, PA 17557 is requesting Variances from §340-16.G to exceed maximum permissible building height for a proposed building, a Variance from §340-16.H to allow a loading space between the proposed building and street as well as a Variance from §340-16.N(1) to allow a dumpster to be located within a front yard. The Subject Properties are 5264 Lincoln Hwy, Gap, PA, 17527 (Lot 3) and Lot 4 as shown on a plan identified as "Final Subdivision Plan for Houston Run Lots," identified with PIN 560-07283-0-0000 and recorded at the Lancaster County Recorder of Deeds Office as Instrument No. 2013-0243-J. Both Subject Properties are within the GC – General Commercial district.

2. 03-21-02 Jonas Stoltzfus of 186/188 Blank Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(16) to allow additional residential accessory structure space, subject to Sections 340-118 and 340-24.I. The Subject Property is located within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (April 27, 2021)

Adjournment