

# SALISBURY TOWNSHIP ZONING HEARING BOARD

## AGENDA

**May 24 and 25, 2021**

1:00 and 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

### **Hearing 1 – Monday, May 24, 2021, beginning at 1:00 PM**

#### 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 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 and a Special Exception under § 340-12.C(6) to establish a horse boarding stable, subject to § 340-015 and Variances from §340-105.A to allow the use on a lot not meeting minimum requirements and § 340-105.B to allow structure to be nearer a property line than required 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.

2. 04-21-03 Cornerstone Ministry dba “Cornerstone Retreat” of 5275 Lincoln Highway, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-16.B to establish a Medical Clinic that provides inpatient services as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is within the GC – General Commercial district.

#### New Business:

1. 05-21-06 Raymond and Teresa Sheller of 5916 Timothy Drive, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under §340-13.C(3) to establish a hair salon/boutique as a Home Occupation, subject to §340-88. The Subject Property is located within the OS – Open Space district.

2. 05-21-07 Michael S. Esh of 5225 Diem Road, New Holland, PA 17557 (Subject Property) is requesting a Special Exception under §340-13-C.(7) to be permitted additional residential accessory structure space, subject to §340-24.I and 340-118. The Subject Property is located within the RR – Rural Residential district.

## **Hearing 2 – Tuesday, May 25, 2021, beginning at 6:00 PM**

### Old Business:

3. 04-21-01 David E. Beiler, Jr. of 5775 Buena Vista Road, Gap, PA 17527 is requesting a Variance from §340-12.B to complete a subdivision from an agricultural parent tract to add to a residentially-sized lot containing no subdivision rights, as well as the ability to perform a lot add-on, a Variance from §340-12.L to not utilize a subdivision right related to the subdivision, a Variance from §340-12.L(4) to increase the size of a lot used for residential purposes, a Variance from 340-12.E (Table/Attachment 1) to allow a residential lot to exceed maximum permissible lot size as well as any other Special Exceptions and/or Variances needed to perform the subdivision/add-on. The Subject Properties are located at 5741 and 5773/5775 Buena Vista Road, Gap, PA 17527 and are both within the A – Agricultural district.

### New Business:

3. 05-21-01 Amos Jay Esh of 5259 Diem Road, New Holland, PA 17557 (Subject Property) is requesting modification of a prior decision and increase the size and location of a construction business established as a Rural Occupation under §340-13.C(6) which is subject to §340-106 and Variances from §340-106.B to allow a new building to be within minimum required setback and a Variance to allow outdoor storage to be nearer to a property line than required. The Subject Property is located within the RR – Rural Residential district.

4. 05-21-02 Daniel Esh of 220 Redwell Road, New Holland, PA 17557 is requesting modification of a prior decision and a Variance from §340.12.B to be permitted to establish a construction business within an existing building and a Variance from §340-30 to allow more than one principal use on a lot without having to meet individual lot requirements for each principal use as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is located at 5113 Peters Road, Kinzer, PA 17535 and is located within the A – Agricultural district.

5. 05-21-03 Ira G. Stoltzfus of 317/319 Spring Garden Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(2) to be permitted to install an ECHO House, subject to §340-78 and a Variance from §340-79.G to allow the proposed ECHO home to be located within the front yard. The Subject Property is located within the A – Agricultural district.

6. 05-21-04 Emanuel K Beiler of 804 Evans Road, Narvon, PA 17555 is requesting a Variance from §340-21.B to be permitted to construct a private school on the Subject Property and a Variance from §340-33 to not have to meet access drive requirements for the proposed use as well as any other Special Exceptions and/or Variances needed to establish the use. The Subject Property is located at 832 Red Hill Road, Narvon, PA 17555 and is located within the OS – Open Space district.

7. 05-21-05 Dutchie Properties, LLC of 5512 Lincoln Hwy, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and Special Exception under §340-125 to expand a non-conforming use as well as a Variance from §340-125.B to exceed maximum permissible expansion. The Subject Property is located within the R-2 district.

Announcement: Time & Place of Next Meeting (June 22, 2021)

Adjournment