

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

June 21 and 22, 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, June 21, 2021, beginning at 1:00 PM

New Applications:

1. 06-21-01 Michael F. Stoltzfus of 6011 Wanner Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(10) to subdivide a residential lot from a parent tract, subject to Section §340-110 and a Variance from §340-110 and a Variance from §340-12.L to allowed to exceed maximum permissible subdivision rights and a Variance from §340-12.B to allow subdivision to occur for a lot containing no subdivision rights, and a Variance from §340-12.B to allow an existing building containing storage units to be located on a lot as a principal use, a Variance from §340-12.E (Attachment 1) to allow both the lot containing a non-agricultural non-residential (other principal use) use and the proposed residential lot to exceed maximum permissible size and a Variance from 340-33 to not be required to meet access drive requirements for the agricultural lot as well as any other Special Exceptions and/or Variances required to complete the proposed subdivision and retain existing uses. The Subject Property is located within the A – Agricultural district.

2. 06-21-05 David S. Fisher of 6124 Meadville Road, Narvon, PA 17555 is requesting a Special Exception under §340-12.C(10) to be permitted to subdivide a parent tract to create two new lots and a Variance from §340-12.E (Attachment 1) and 340-12.L(1)(b) to allow one newly created lot to be less than permissible size for an agricultural lot and a Variance from §340-30 to allow a single family semi-detached (2-family) dwelling to exist on a residential lot not meeting individual lot requirements for each principal use. The Subject Property is located at 5576 Seldomridge Road, Gap, PA 17527 and is within the A – Agricultural district.

3. 06-21-02 Samuel S. Beiler of 5081 Strasburg Rd, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(12) to construct an addition to a single-family dwelling to complete a Farmhouse Expansion, subject to Section §340-80. The Subject Property is located within the A – Agricultural district.

4. 06-21-03 Springton Enterprises, LLC c/o Nathan Smucker of 5490 Elam Road, Gap, PA 17527 is requesting modification of a prior decision to grant additional time to obtain permits from the date of the prior decision which granted permission to construct a billboard or in the alternative, a Special Exception under §340-18.C(3) to construct a billboard, subject to Section §340-117, including a Variance from Section §340-117.C to allow the proposed billboard within minimum separation distance to another billboard. The Subject Property is located at 4992 Lincoln Highway, Gap, PA 17527 and is within the I – Industrial district.

Hearing 2 – Tuesday, June 22, 2021, beginning at 6:00 PM

5. 06-21-04 Simeon King of 594 Hensel Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(16) to construct additional residential accessory structure, subject to §340-118 & §340-24.I. The Subject Property is located within the A – Agricultural district.

6. 06-21-06 Paul S. Blank of 6281 Meadville Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(12) to be permitted to construct an addition to the existing dwelling to complete a Farm House Expansion, subject to §340-80 and a Variance from §340-12.E (Attachment 1) to be permitted to construct a horse and carriage barn (residential accessory) structure within minimum required setbacks. The Subject Property is located within the A – Agricultural district.

7. 06-21-07 Melvin L. Houck of 622 Narvon Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-21.C(17) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is located within the OS – Open Space district.

8. 06-21-08 Alvin Jay King of 90 Slaymaker Hill Road, Kinzer, PA 17535 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-12.C(13) to operate a roofing construction business as a Rural Occupation, subject to §340-106. The Subject Property is located within the A – Agricultural district.

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

Adjournment