

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

September 27 & 28 & October 4, 2021

6:00 PM

Call to Order:

Secretary to call the roll for attendance:

Chair: Peter Horvath

ZHB Solicitor: Julie Miller

Vice Chair: Dennis Eby

Member: Larry Martin

Alternate: John Wanner

Begin Hearing

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

Monday, September 27 – 6:00 PM

Continued Application:

1. 08-21-01 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 Variances from §340-110 and §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 as well as the residential lot to be subdivided to exceed maximum permissible lot size 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.

New Applications:

1. 09-21-03 Amos E. & Lydia Ann Stoltzfus of 335 Millwood Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-12.C (12) to complete a Farmhouse Expansion, subject to §340-80 and a Variance from §340-33 to not have to meet access drive requirements for the two dwelling units. The Subject Property is located within the A – Agricultural district.

2. 09-21-08 Ben S. Fisher, Jr. of 5667 Old Highway, Gap, PA 17527 is requesting modification of a prior decision as well as a Variance from §340-18.B to expand and establish parking for trucks as a principal use as well as any other Special Exceptions and/or Variances needed to expand and establish the use. The Subject Properties are unaddressed lots located accessed from Kinzer Road, otherwise identified with PIN 560-98210-0-0000 (Kinzer Road Lot”) and accessed from Hoover Road, otherwise identified with PIN 560-75275-0-0000 (Hoover Road Lot), both lots being located in Kinzer, PA 17535 and within the I – Industrial district.

3. 09-21-09 Wyebrook Real Estate, LLC / David G. Stoltzfus of 185 Wyebrook Drive, Honey Brook, PA 19344 is requesting a Special Exception under §340-18.C (17) to establish a Convention Center, subject to §340-75, a Variance from §340-75.B to not meet minimum lot requirements for the proposed use, a Variance from §340-75.J to not have to complete a traffic study for the proposed use as well as a Variance from §340-30 to not meet individual lot requirements for the proposed use. The Subject Property is located at 836 Houston Run Drive, Gap, PA 17527 and is within the I – Industrial district.

Tuesday, September 28 – 6:00 PM

New Applications:

4. 09-21-05 Michael J. Esh of 631 Springville Road, New Holland, PA 17557 is requesting a Variance from §340-21.B to allow an existing single-family dwelling to be rented for short periods of time, not meeting residential occupancy requirements. The subject property is located at 5205 Honeysuckle Lane, New Holland, PA 17557 and is within the OS – Open Space district.

5. 09-21-06 Isaac Huyard of 6309 Plank Road, Narvon, PA 17555 (Subject Property) is requesting modification of a prior decision and Special Exception under §340-12.C (16) to be permitted additional residential accessory structure space, subject to Sections 340-118 & §340-24.I as well as a Variance from §340-24.I to exceed maximum permissible height. The Subject Property is located within the A – Agricultural district.

6. 09-21-07 Urban Outfitters of 5000 S. Broad Street, Philadelphia, PA 19112 is requesting a Special Exception under §340-18.C (3) to be permitted to install a billboard, subject to §340-117 and a Special Exception under §340-37.D to allow billboard to include dynamic displays, a Variance from §340-37.D (1) to allow the proposed dynamic displays within five-hundred feet of an intersection and residential use, a Variance from §340-37.A (8) to allow a sign that and may be illuminated with restricted colors within minimum required separation distance from a traffic light, a Variance from §340-37.D (3) to allow more than one sign containing dynamic displays on a property, a Variance from §340-117.C to allow the proposed billboard to be located within minimum required separation distance from another billboard as well as any other Special Exceptions and/or Variances needed to install a billboard with dynamic display. The Subject Property is located at 750 Brackbill Road, Gap, PA 17527 and is within the I – Industrial district.

Monday, October 4 – 6:00 PM

New Applications:

7. 09-21-01 Jonas E. King of 5245 Old Philadelphia Pike, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C (10) to subdivide a residential lot from the Subject Property, subject to §340-12.L and §340-110 and a Variance from §340-12.E (Attachment 1) to exceed maximum permissible residential lot size. The Subject Property is located within the A – Agricultural district.

8. 09-21-02 John Stoltzfus of 546 White Horse Road, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-24.I and §340-118 . The Subject Property is located within the A – Agricultural district.

9. 09-21-04 DAS Properties, LLC of 1370 Reading Road, Denver, PA 17517 is requesting modification of a prior decision and a Variance from §340-18.M(2) to eliminate landscape strip requirements, and Variances from §340-18.F(2) to allow impervious area and outdoor storage as well as the proposed building within minimum required setback. The Subject Property is located at 1005 Brackbill Road, Gap, PA 17527 and is within the I – Industrial district.

Announcement: Time & Place of Next Meeting (October 26, 2021)

Adjournment