

# SALISBURY TOWNSHIP ZONING HEARING BOARD

## AGENDA

January 25, 2022

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

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

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

### Continued Application:

1. 11-21-03 Melvin E. King of 105 Churchtown Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under §340-12.C(12) to construct and establish a Farm House Expansion, subject to §340-80 and a Variances from §340-33 and §340-32. It to not be required to meet access and joint use width and improvement requirements for the driveway. The Subject Properties are as noted and also include 107 Churchtown Road, Narvon, PA 17555 and 6133 Old Philadelphia Pike, Gap, PA 17527 are located within the A – Agricultural district.

2. 12-21-01 Walter J & Mildred E. Kurtz of 384 Cambridge Road, Narvon, PA 17555 (Subject Property) are requesting a Special Exception under §340-12. L to be permitted to subdivide a Parent Tract, subject to §340-12.L. The Subject Property is located within the A – Agricultural district.

### New Applications:

1. 01-22-01 Samuel S. Beiler of 5081 Strasburg Road, Gap, PA 17257 (Subject Property) is requesting a Variance from §340-32.J(3) to not be required to widen driveway to meet joint use driveway requirements related to the addition of a second dwelling unit (Farm House Expansion). The Subject Property is located w/in the A – Agricultural district.

2. 01-22-02 Abner Kauffman of 6145 Wanner Road, Narvon, PA 17555 (Subject Property) is requesting modification of a prior decision to increase and change license type and class of kennel granted in a prior decision as a Special Exception under §340-12.C(5) and subject to §340-93. The Subject Property is located within the A – Agricultural district.

3. 01-22-03 Gap Property, LLC of 22 Spring Road, Gap, PA 17527 is requesting Variances from §340-16. B to allow the sales, rental, service and repair of heavy equipment, repair of tools and equipment as well as a Variance from 340.137 to allow additional time from the Board's decision to complete the project as well as a Special Exception under §340-16.C(3) to establish a farm machinery and heavy equipment service

and repair facility, subject to §340-55 and including any other Special Exceptions and/or Variances required to establish and construct the proposed improvements. The Subject Property is a vacant lot located on the northwest side of the intersection of S.R. 30 (Lincoln Hwy) and 772 (Newport Rd), identified as Lot 1 on a plan entitled, "Final Subdivision Plan of Lots for Melvin J. Martin Estate," recorded at the Lancaster County Recorder of Deeds office as Instrument No. 2018-0327-J and is within the GC – General Commercial district.

4. 01-22-04 Freedom Land Management, LLC of 2969 Lincoln Hwy, Gordonville, PA 17529 is requesting Special Exceptions under §340-18.C(4) and (6) to establish a Heavy Industrial Use involving processing and production of trailers as well as performing service and repair on trailers as well as any other Special Exceptions and/or Variances needed to establish the proposed use. The Subject Property is located at 5130 Lincoln Highway, Gap, PA 17527 and is within the I – Industrial district.

Announcement: Time & Place of Next Meeting (February 22, 2022)

Adjournment