

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

April 25 and 26, 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

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

Hearing 1 – Monday, April 25, 2022, beginning at 6:00 PM

Continued Application:

1. 03-22-08 Ephraim Stoltzfus of 901 Smyrna Road, Kinzer, PA 17535 is requesting a Variance from §340-22.K / §340.22.M(2) to allow a building to be located within the Floodplain (FP) zone. The Subject Property is an unaddressed lot located along Lincoln Highway, east of Newport Avenue, otherwise identified by PIN 560-29684-0-0000 and is located within the GC – General Commercial and R-1 - Residential districts.

New Applications:

1. 04-22-01 Melvin Lantz of 114/116 Meetinghouse Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-19.C(7) to be permitted to place an ECHO House on the Subject Property, subject to §340-78. The Subject Property is located within the RE – Rural Residential district.

2. 04-22-02 Jonathan Z. Fisher of 542 Mt. Vernon Road, Gap, PA 17527 is requesting a Special Exception under §340-12.C(12) to be permitted to utilize an addition to a single-family dwelling for the purpose of establishing a second (attached) dwelling unit as a Farm House Expansion, subject to §340-80. The Subject Property is located at 243 Hershey Church Road, Kinzer, PA 17535 and is within the A – Agricultural district.

3. 04-22-03 Merle R. Ressler of 5192 Paes Road, New Holland, PA 17557 is requesting a Variance from §340-13.D (Attachment 2) to be permitted to exceed maximum permissible lot coverage. The Subject Property is located at 5220 Paes Road, New Holland, PA 17557 and is within the R – Rural Residential district.

4. 04-22-06 Mahlon D. Beiler of 582 Gault Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under §340-12.C(13) to establish a business for processing animal bedding as a Rural Occupation, subject to §340-106 and a Variance from §340-106.A to allow proposed building to exceed maximum permissible size as well as a Variance from §340-25 to allow truck(s) exceeding maximum weight limitations to be parked/stored on the Subject Property. The Subject Property is located within the A – Agricultural district.

Hearing 2 – Tuesday, April 26, 2022, beginning at 6:00 PM

5. 04-22-04 John L. Fisher of 780 Mt. Zion Road, Narvon, PA 17555 (Subject Property) is requesting a Special Exception under and subject to §340-12.L to subdivide an agricultural lot from a Parent Tract. The Subject Property is located within the A – Agricultural district.

6. 04-22-05 Eli B. Smucker of 317 Springville Road, Kinzer, PA 17535 (Subject Property) is requesting a Special Exception under §340-12.C(2) to place an ECHO home on the Subject Property, subject to 340-78 and a Variance from §340-78.A to allow the ECHO home to not be of portable construction. The Subject Property is located within the A – Agricultural district.

7. 04-22-07 Samuel Glick of 5804 Old Philadelphia Pike, Gap, PA 17527 is requesting a Variance from §340-13.B to provide access through residential zoning for a commercial/industrial a use that is proposed within West Sadsbury Township. The Subject Property is a vacant parcel of land located at 5791 W. Lincoln Hwy, Gap, PA 17527 (PIN 360200150000), and is located within both Salisbury and West Sadsbury Townships and is within the RR – Rural Residential zoning district within Salisbury Township.

8. 04-22-08 David J. King of 244 Blank Road, Narvon, PA 17555 is requesting a Special Exception under §340-12.C(10) to subdivide a residential lot off of a Parent Tract, subject to §340-12.110 and §340-12.L, a Variance from §340-12.E (Attachment 1) to exceed maximum permissible residential lot size, a Special Exception under §340-12.C(13) to establish a furniture assembly business as a Rural Occupation, subject to §340-106 and a Variance from §340-106.F to allow a sign to exceed maximum permissible size, including any additional Special Exceptions and/or Variances needed to complete the proposed subdivision and establish the business on the subdivided residential lot. The Subject Property is located at 244/248/250 Blank Road, Narvon, PA 17555 and is within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (May 24, 2022)

Adjournment