

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

July 25 & 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, July 25, 2022, beginning at 6:00 PM

New Applications:

1. 07-22-01 Melvin L. Beiler of 683 Lime Quarry Road, Gap, PA 17527 is requesting a Special Exception under §340-13.C(2) to place an ECHO house on the Subject Property, subject to §340-78, a Variance from §340-78.E(1) to be permitted to allow ECHO home to be connected to a septic system other than the one serving the principal dwelling, a Variance from §340-13.D (Attachment 2) for a proposed lot to not meet minimum lot area requirements as well as any other Special Exceptions and/or Variances needed to complete the subdivision and place the ECHO home. The Subject Property is located at 687 Lime Quarry Road, Gap, PA 17527 and is within the RR – Rural Residential district.

2. 07-22-02 Levi J. and Mary K. Blank of 5380 Amish Road, Gap, PA 17527 are requesting a Special Exception under §340-12.C(16) to exceed maximum permissible residential accessory structure space, subject to §340-118 and §340-24.I. The Subject Property is a 7.6-acre vacant lot located on the east side of Cut Road, between Martin and Millwood Roads, otherwise identified with PIN 560-54357-0-0000 and is within the A – Agricultural district.

3. 07-22-05 Benuel K. King of 5466 Friendship Lane, Kinzer, PA 17535 is requesting a Variance from §340-19.B to be permitted to build a single-family detached dwelling as well as a Variance from §340-19.B(10) to allow a proposed lot containing the dwelling to not meet lot requirements as well as any other Special Exceptions and/or Variances needed to establish the use and complete the subdivision. The Subject Property is located at 5465/5469 Friendship Lane, Kinzer, PA 17535 and is within the RE – Rural Enterprise and A – Agricultural districts.

4. 07-22-06 Emanuel D. Zook of 178 S. New Holland Road, Gordonville, PA 17529 is requesting a Special Exception under §340-12.C(10) to subdivide a residential lot from a Parent Tract, subject to §340-110 and §340-12.L. The Subject Property is located at 406 Hershey Church Road, Kinzer, PA 17535 and is within the A – Agricultural district.

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

5. 07-22-03 Benuel S. Lapp of 565 Buchland Road, Narvon, PA 17555 (Subject Property) is requesting a Variances from §340-12.E (Attachment 1) and §340-106.B to be permitted to relocate a single-family dwelling whereby both existing residential accessory and Rural Occupation buildings will be located within the front yard upon relocation of the dwelling as well as any other Special Exceptions and/or Variances needed to complete the proposed improvements. The Subject Property is located within the A – Agricultural district.

6. 07-22-04 Eli B. Smucker of 317 Springville 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. The Subject Property is located within the A – Agricultural district.

7. 07-22-07 Samuel M. and Marilyn F. Glick of 950 Simmontown Road, Gap, PA 17527 are requesting a Variance from §340-16.B to be permitted to establish the manufacture of storage sheds as well as a Variance from §340-16.P to allow outdoor storage of products greater than 6’ in height within min. required setbacks. The Subject Property is a vacant parcel located between Martin Drive and Lincoln Hwy, identified as “Proposed Lot 3A” on a subdivision plan titled, “Final Subdivision Plan for Houston Run Lot 3,” recorded at the Lancaster County Recorder of Deeds as instrument no. 2019-0354-J, otherwise identified as PIN 560-00988-0-0000, which is located within the GC – General Commercial district.

8. 07-22-08 Linville Hill Christian School / Matt Buckwalter of 835 Houston Run Drive, Suite 200, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and a Variance from §340-18.B to allow expansion of an educational use within an existing building. The Subject Property is located within the I – Industrial district.

Announcement: Time & Place of Next Meeting (August 23, 2022)

Adjournment