

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

August 23, 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

Applications/Other items:

1. 07-22-05 Benue K. King withdrawal.

Continued Applications:

1. 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.

New Applications:

1. 08-22-01 Ira and Anna Mary Stoltzfus of 339 Spring Garden Road, Kinzer, PA 17535 are requesting a Special Exception for substitution of a non-conforming use under and subject to §340-126 and including any additional Special Exceptions and/or Variances needed to establish the uses. Applicant proposes to substitute a use involving warehousing for food products as well as storage of tractor trailers on the Subject Property in place of a use that includes full service truck repair. The Subject Properties are located at 5077, 5081 and 5085 Old Philadelphia Pike, Kinzer, PA, 17535 and are all within the A – Agricultural district.

2. 08-22-02 David & Fannie Stoltzfus of 621 Amish Road, Gap, PA, 17527 (Subject Property) are requesting a Variance from 340-12.E (Attachment 1) to allow a proposed property line for a residential lot to be subdivided, granted by a prior decision, that would place existing buildings within a setback/required side yard. The Subject Property is within the A – Agricultural district.

3. 08-22-03 Leon Groff of 5046 Newport Road, Kinzer, PA 17535 is requesting modification of a prior decision and Special Exception to allow expansion of a business that includes the parking of trucks as a non-conforming use under and subject to §340-125 as well as a Variance from §340-125.B to allow proposed expansion to exceed maximum permissible size, a Variance from 340-12.B to allow the business of storing trucks on an adjoining property, a Variance from §340-30 to allow two principal uses without meeting minimum lot requirements for structures, a Variance from §340-25 to allow vehicles in excess of 26,000 lb

to be stored on a property containing a principal residential use, a Variance from §340-12.E to exceed maximum permissible lot coverage as well as any other Special Exceptions and/or Variances needed to establish and expand the use. The Subject Properties are located at 5045 Amish Road, Kinzer, PA 17535 and 5028 Newport Road, Kinzer, PA 17535 and are located within the A – Agricultural district.

4. 08-22-04 Urban Outfitters of 5000 S. Broad Street, Philadelphia, PA 19112 are requesting a Special Exception under 340-18.C(3) to be permitted to construct a billboard, subject to 340-117, a Variance from 340-117.A for the billboard to not meet size requirements, Special Exception under and subject to 340-37.D to permit the billboard to be a dynamic display as well as any modifications, Special Exceptions and/or Variances needed to be permitted to construct a billboard containing a dynamic display. The Subject Property is located at 750 Brackbill Road, Gap, PA 17527 and is within the I – Industrial district.

5. 08-22-05 Henry Petersheim of 5340 Paes Road, New Holland, PA 17557 is requesting a Special Exception under 340—21.C(3) to be permitted to establish a church and related use, subject to 340-61 or in the alternative, a Variance from 340-21.B to establish a school on the Subject Property. The Subject Property is a vacant lot identified as “Lot 1” on a subdivision plan titled, “Final Subdivision Plan for Sandmine Road Property,” recorded at the Lancaster County Recorder of Deeds as Instrument Number 2017-0328-J, otherwise identified by PIN 560-19393-0-0000, which is located within the OS – Open Space district.

Announcement: Time & Place of Next Meeting (September 27, 2022)

Adjournment