

# ZONING HEARING BOARD

OF

## SALISBURY TOWNSHIP

### MEETING AGENDA

**March 27, 2023**

**6:00 PM**

Call to Order:

Roll Call 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

Old Business:

-NONE-

New Applications:

1. 03-23-01

John D. Meck / Meadville Mennonite Church located at 5726 Meadville Road, Gap, PA 17527 (Subject Property) is requesting a Special Exception under and subject to §340-125 to expand a non-conforming use, a Variance from §340-125.B to allow proposed expansion to exceed maximum limit, a Variance from §340-34 to not be required to meet minimum off-street parking requirements as well as any other Special Exceptions and/or Variances required to expand and complete proposed improvements. The Subject Property is located within the A – Agricultural district.

2. 03-23-04

David Zook of 402 Mt. Vernon Road, Gap, PA 17257 (Subject Property) is requesting a Special Exception under §340-12.C(5) to establish a kennel for breeding and raising game birds, subject to Section §340-93, a Variance from §340-93.D for the Subject Property to no meet minimum size requirements, a Variance from §340-93.E to allow placement of a building to house the animals within minimum required setbacks or in lieu of this, Variances from §340-12.B and §340-24.M to be permitted to establish an agricultural use breeding and raising game birds on a principal residential use property, including a Variance from 340-12.E (Attachment 1) place a structure to house the birds w/in minimum required setbacks as well as any other Special Exceptions and/or Variances needed to establish the use. The Subject Property is located within the A – Agricultural district.

3. 03-23-05

Steve Ebersol of 289 School Lane Road, Gap, PA 17527 (Subject Property) is requesting modification of a prior decision and Special Exception under §340-12.C(16) to exceed permitted residential accessory space, subject to §340-118 and §340-24.I as well as a Variance from §340-118.B to permit proposed accessory structure within min. required setbacks. The Subject Property is located within the A – Agricultural district.

4. 03-23-06

Baldwin's Tire and Alignment, Inc. of 6105 Old Philadelphia Pike, Gap, PA 17527 is requesting a Special Exception under §340-125 to expand a non-conforming use and a Variance from §340-125.B to allow the proposed expansion to exceed maximum permissible expansion limit and including any modifications necessary to allow additional building space for the use. The Subject Property is located at 6103/6105 Old Philadelphia Pike, Gap, PA 17527 and is within the A – Agricultural district.

5. 03-23-10

David S. and Susan Stoltzfus of 5646 Umbletown Road, Gap, PA 17527 (Subject Property) are requesting a Special Exception under §340-14.C(6) to exceed permitted residential accessory space, subject to §340-118 and §340-24.I and to the extent necessary, a variance from §340-14.B to facilitate the use as a run-in shed for horses. The Subject Property is located within the R-1 – Residential district.

Announcement:           Time & Place of Next Meeting (March 28, 2023)

Adjournment