

ZONING HEARING BOARD

OF

SALISBURY TOWNSHIP

MEETING AGENDA

June 27, 2023

6:00 PM

Call to Order:

Roll Call for attendance:

Chair: Peter Horvath
Vice Chair: Dennis Eby
Member: Larry Martin
Alternate: John Wanner

ZHB Solicitor: Julie Miller

Begin Hearing

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

Old Business / Continued:

1. 04-23-01

Amos S. Fisher of 35 Lesal Road, Gordonville, PA 17529 is requesting a Special Exception under §340-12.C(2) to place an ECHO housing unit subject to §340-78 as well as a Variance from §340-12.E (Attachment 1) to locate a residential accessory structure within the front yard and not meeting front yard setbacks as well as a Special Exception under §340-12.C(16) and subject to §340-118 and §340-24.I to be permitted additional residential accessory space. The Subject Property is located at 5 Lesal Road, Gordonville, PA 17529 and is within the A – Agricultural district.

2. 05-23-03

Crown Castle USA, Inc. of 2000 Corporate Drive, Canonsburg, PA 15317 is requesting a Special Exception under §340-18.C(13) to locate and construct a communications tower, subject to §340-71, a Variance from §340-71.B to locate the proposed communications tower within minimum required property line setbacks, a Variance from §340-71.F(2) to allow the communications tower nearer to nearest property line of any existing residence, a Variance from §340-18.F(3) to locate structures within minimum rear yard setbacks, and to the extent practicable, a Variance from §340-18.G to allow the communications tower to exceed maximum structure height as well as a Variance from §340-18.M(2) to eliminate the requirement for provision of a landscape strip along the southern property line and a Variance from §340-137 to allow additional time to procure permits. The Subject Property is located at 4940 Lincoln Hwy, Kinzer, PA 17535 and is within the I – Industrial district.

New Applications:

1. 06-23-01

Melvin Beiler of 877 Narvon Rd, PA 17555 (Subject Property) is requesting a Special Exception under §340-21.C(17) to be permitted additional residential accessory space, subject to §340-118 and §340-24.I. The Subject Property is located within the OS – Open Space district.

2. 06-23-02

Word of Truth Church located at P.O. Box 316, New Holland, PA 17557 is requesting a Special Exception under 340-21.C (3) to establish a church and related uses, subject to §340-61 as well as Variance from §340-21.D (Attachment 7) to exceed maximum permissible lot coverage as well as any other Special Exceptions and/or Variances needed to establish the use on the Subject Properties. The Subject Properties are two vacant lots created by a subdivision plan recorded at the Lancaster County Recorder of Deeds Office as Instrument Number 2018-0141-J and otherwise identified as PIN 560-16787-0-0000 and 560-16100-0-0000, both being within the OS – Open Space district.

Announcement: Time & Place of Next Meeting (July 25, 2023)

Adjournment