

SALISBURY TOWNSHIP ZONING HEARING BOARD

AGENDA

April 27, 2021

6:00 PM

Call to Order:

Secretary to call the roll 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:

1. 02-21-03 John F. Blank of 173 Hershey Church Road, Kinzer, PA 17535 is requesting a Special Exception under §340-12.C(10) to subdivide two parent tracts, subject to §340-12.L and §340-110 to complete a lot add-on to a non-conforming size agricultural lot, a Variance from §340-12.L(1) to exempt portion of subdivided land from being considered a subdivision right, a Variance from §340-12.B to allow subdivision of a lot containing no subdividable rights to create a residential lot, a Variance from §340-12.E to allow both lots to exceed maximum permissible lot area, and to allow existing structures within minimum required setbacks, a Special Exception under §340-12.C(9) to establish a commercial poultry operation, subject to §340-67, A Variance from §340-67.A to allow commercial poultry operation on a property less than 25-acres, a Variance from 340-67.B to allow structure containing commercial poultry operation within minimum required setbacks, a Variance from §340-12.B to retain agricultural use on a residential lot and/or a Special Exception under §340-12.C(16) to be permitted additional residential accessory structure space, subject to §340-118 and §340-24.I and a variance from §340.F to exceed maximum permissible accessory structure space as well as any other Special Exceptions and/or Variances needed to complete the subdivision/add-on and retain structures. The Subject Properties are located at 173 Hershey Church Road, Kinzer, PA 17535, 5145 Martin Road, Kinzer, PA 17535 and 5158/5160 Old Philadelphia Pike, Kinzer, PA 17535 are all located within the A – Agricultural district.

New Business:

1. 04-21-01 David E. Beiler, Jr. of 5775 Buena Vista Road, Gap, PA 17527 is requesting a Variance from §340-12.B to complete a subdivision from an agricultural parent tract to add to a residentially-sized lot containing no subdivision rights, as well as the ability to perform a lot add-on, a Variance from §340-12.L to not utilize a subdivision right related to the subdivision, a Variance from §340-12.L(4) to increase the size of a lot used for residential purposes, a Variance from 340-12.E (Table/Attachment 1) to allow a residential lot to exceed maximum permissible lot size as well as any other Special Exceptions and/or Variances needed to perform the subdivision/add-on. The Subject Properties are located at 5741 and 5773/5775 Buena Vista Road, Gap, PA 17527 and are both within the A – Agricultural district.

2. 04-21-02 Wendy Flichman of Michael Sign Company located at 1834 W. Main St., Ephrata, PA 17522 is requesting a Variance from §340-109.H (attachment 11) to exceed the maximum permissible number of signs permitted for individual freestanding uses within a shopping center as well as any other Variances and/or Special Exceptions required for the proposed signage. The Subject Property is an outparcel shown on Land Development Plans entitled, "Final Land Development for Village at Gap – Starbucks" recorded as Instrument No. 2020-0426-J at the Lancaster County Recorder of Deeds, located within the Village at Gap Center at 5360 Lincoln Hwy, Gap, PA 17527, which is located within the RC – Regional Commercial district.

3. 04-21-03 Cornerstone Ministry dba "Cornerstone Retreat" of 5275 Lincoln Highway, Gap, PA 17527 (Subject Property) is requesting a Variance from §340-16.B to establish a Medical Clinic that provides inpatient services as well as any other Special Exceptions and/or Variances required to establish the use. The Subject Property is within the GC – General Commercial district.

4. 04-21-04 Christ Stoltzfus of 372 Churchtown Road, Narvon, PA 17555 (Subject Property) is requesting a variance to locate a proposed horse and carriage barn within the front yard as well as any other Special Exceptions and/or Variances required to construct the building. The Subject Property is located within the A – Agricultural district.

Announcement: Time & Place of Next Meeting (May 25, 2021)

Adjournment