

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**February 11, 2015**

Acting Chairman Gary Lefever convened the February 11, 2015 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Gary Lefever, Scott Goldman, Dane St. Clair, Thomas Matteson, and Brent Schrock. Mark Will was absent. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Melissa Anderson, Eric Olsen, Steve Sproles and Will Martin.

**MINUTES APPROVAL:** On a motion by Matteson, seconded by Goldman, the Board voted unanimously to approve the minutes of the November 12, 2014 meeting with a revision on page 2 to had the words "had requested" after Will in the first paragraph.

**ELECTION OF OFFICERS FOR 2014:** The Acting Chairman opened the nominations for Chairman, Vice-Chairman and Recording Secretary of the Zoning Hearing Board. On a motion by St. Clair, seconded by Goldman, the Board voted unanimously to nominate and re-elect Gary Lefever as Chairman of the Zoning Hearing Board. On a motion by Lefever, seconded by St. Clair, the Board voted unanimously to nominate and re-elect Scott Goldman as Vice-chairman of the Zoning Hearing Board. On a motion by Goldman, seconded by Matteson, the Board voted unanimously to nominate Tom Zorbaugh as Recording Secretary to the Zoning Hearing Board.

Chairman Gary Lefever conducted the remainder of the Zoning Hearing Board meeting.

**POSTING, PROOF OF PUBLICATION AND NOTICE:** The Zoning Officer confirmed the posting, notice and proof of publication of the case to be heard at this evening's hearing.

**HEARING PROCEDURES:** For the benefit of those present, the Zoning Officer explained the procedure to be followed for the evening's hearing.

**CASE #813, STEPHEN & CHRISTINE SPROLES - VARIANCE:** The Chairman read the zoning notice for the application received from Steve & Christine Sproles, 11 Japonica Drive, Lititz, PA 17543. The applicant is the owner of the property which was the subject of the hearing located at 11 Japonica Drive, Lititz. The applicant is seeking a Variance to the Warwick Township Zoning Ordinance under Section 340-92.1.A.(7) & 340-92.1.A.(7).(a), pertaining to the location of geothermal wells in a R-1 Zoning District. The applicant would like to use the existing dry wells located to close to the property line and the new septic fields

Steve Sproles and Will Martin were sworn in. Sproles explained that prior to purchasing the lot a well had been drilled right on the property line and after purchasing the lot a well was drilled to find water, both of those wells were dry. A suitable well location has been located on the lower part of the property and is properly placed. After finding a well site the property has been perked and probed and the primary and secondary septic fields have been located along with the storm water facility meeting all the set back requirement from each other. They would like to utilize geothermal using the two dry wells and not drill further wells. The Township Ordinance requires that a geothermal well be located 25 feet from a property line and 100' from a septic system. Bore hole #1 is located right on the property line and within 80 feet of the primary system and 47 feet to the reserve field. Bore hole #2 is located 40 feet from the reserve system.

Matteson asked if an easement is need for the location of Bore hole #1. Sproles feels it is on his property and can be completely accessed from his lot.

On a motion by Lefever, seconded by Matteson, the Zoning Hearing Board voted unanimously to grant the Variance as requested.

**CASE #814, MOES SOUTHWEST GRILL - VARIANCE:** The Chairman read the zoning notice for the application received from Moes Southwest Grill, 111 Grant Avenue, Endicott NY. Moes is being represented by Eric Olsen of 3i Graphics & Displays, Binghamton, NY. The applicant was seeking a Variance to the Warwick Township Zoning Ordinance under Section 340-38.B.1.(k).(1), pertaining to the size of a sign within a planned center in a CC Zoning District. The applicant is requesting a larger sign to be installed on two sides of the existing building formally the Blockbuster site.

Eric Olsen was sworn in. Olsen testified that the owner of the Moes Southwest Grill is requesting a sign that they typically use on their store facades in shopping centers. The size being requested is approximately 6' tall and 9' long and 58 sf in size. The Township's ordinance will only allow a 2.5' tall sign and maximum of 50 sf in size. He stated that the facade will be rebuilt and that the sign will fit in the revised facade.

Lefever asked how the sign was to be lighted. Olsen stated that it is internally lighted with LED's.

Goldman stated that he felt that the sign was to tall, does the franchise have smaller signs. Olsen stated that he is aware that there are smaller profile signs.

Matteson stated that he agreed with Goldman and that the Board has tried to be consistent within this complex and that the size exceeds any other sign on this size of building.

Olsen stated that he would request a continuation until the March meeting so that he may take the information back to the applicant. If he can have the third sign on the rear of the building he believes the applicant may just withdraw the request and meet the Township's size.

On a motion by Lefever, seconded by Goldman, the board approved the applicants request to continue until the March meeting.

**ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Thomas Zorbaugh  
Code & Zoning Officer