

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

Chairman Gary Lefever convened the March 11, 2015 meeting of the Warwick Township Zoning Hearing Board at 6:45 p.m. Present were Board Members Gary Lefever, Scott Goldman and Brent Schrock. Mark Will, Thomas Matteson and Dane St. Clair were absent. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Melissa Anderson, and Kevin Lahn.

**MINUTES APPROVAL:** On a motion by Lefever, seconded by Goldman, the Board voted unanimously to approve the minutes of the February 11, 2015 meeting.

**POSTING, PROOF OF PUBLICATION AND NOTICE:** The Zoning Officer confirmed that this meeting was a continuation and that the properties did not need to be posted or advertised any further.

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

**CASE #814, MOES SOUTHWEST GRILL - VARIANCE:** This case was continued from the February 11<sup>th</sup> meeting. The Zoning Hearing Board had allowed the applicant to revisit the sign ordinance and to come back with a smaller sign.

Kevin Lahn was sworn in and presented the Board with Applicant Exhibits 1-8 (will be referenced as AE1-8). The Board accepted the exhibits as presented.

The Zoning Officer shared the Applicants's Exhibits submitted to the Township for the Smart Board. AE1 was the original sign that the Zoning Hearing Board expressed the opinion that they would not approve. AE2 was the proposed new sign, reducing the overall height from 81.5" to 42". AE3 was a sketch of the sign meeting the Township's Ordinance. AE6 was the photo rendering of the AE2 sign on the proposed building facade.

Lahn stated that the sign would only be 6" higher than the decision they had received approval for on August 13, 1997, Case #480.

The Zoning Officer stated for the record that the Board could review this as a 12" variance request to the current ordinance or allow the applicant to revise the case to allow the Board to review this as a 6" variance request from the previous decision.

The Board was in agreement to allow the case to be revised to a variance to Case #480.

On a motion by Goldman, seconded by Lefever, the board approved the applicants request to revise the sign height to 42" tall by 98.54" wide as shown on Applicants Exhibit 2. This approval is for the MOES southwest grill sign only, being located on three sides of the building. This motion was approved by a vote of 3-0.

**ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Thomas Zorbaugh  
Code & Zoning Officer