

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

December 12, 2012

Vice Chairman Scott Goldman convened the December 12, 2012 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Scott Goldman, Tom Matteson, Dane St. Clair, Mark Will and Brent Schrock. Gary Lefever was absent. Also present were Zoning Officer Thomas Zorbaugh, Zoning Hearing Solicitor Barry Handwerger, Court Reporter Brenda Hamilton, Daniel Cicala, Joel Snyder, Kevin Varner, Leon Oberholtzer, Tom Fanning, Joyce Schnupp, Bryan Martin, Troy Bollinger and Craig Kimmel.

MINUTES APPROVAL: On a motion by Goldman, seconded by Schrock, the Board voted unanimously to approve the minutes of the November 14, 2012 meeting.

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

HEARING PROCEDURES: For the benefit of those present, the Zoning Hearing Solicitor explained the procedure to be followed for the evening's hearings.

CASE #783, LITITZ RESERVE - SPECIAL EXCEPTION (continuation): Joel Snyder was present at this meeting representing the applicant, Lititz Reserve, 474 Mt. Sidney Road, Lancaster, PA. Joel was previously sworn in.

Snyder again shared the proposal stating that the only thing that has changed is the reduced size of the access lane closest to Kissel Hill Road. There still would be two access lanes crossing the flood plain and multiple utility line access points.

The Chairman inquired whether anyone present wishes to comment on the proposal. No one present indicated their desire to comment on the proposal.

On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to grant a Special Exception under Section 340-22.F.(1) to allow the two access road to cross the flood plain and Section 340-22.F.(3).(a) for utilities to cross the flood plain.

CASE #790, DANIEL CICALA LITITZ LAND TRUST- VARIANCE: The Chairman read the zoning notice received from Daniel Cicala of Lititz Land Trust, 119 N. Broad Street, Lititz, PA 17543. The applicant is seeking a Variance of Section 340-16.1.G pertaining to a maximum height within the Local Commercial Zoning District.

Schrock abstained from voting due to his firm had worked on the land development plan.

Daniel Cicala and Craig Kimmel were sworn in. Cicala stated that they have received land development approval for a commercial project along Route 501 in the area between La Piazza and the Lititz Car Wash. Due to the topography the two proposed commercial buildings will be cut into the embankment and will be three stories high on the northern side as seen from the Lititz Borough line and two stories on the southern side as you enter into Lititz Borough. Cicala stated that he would like to build a federal style building and will need the relief to meet the architecture components of the structure.

Kimmel of RLPS, stated that they needed a minimum of 12 feet on the first floor to make the grade difference and would like maintain that 12 foot per floor to provide a even appearance and to install mechanicals between units. The height of the roof is to obtain the architecture component for the federal style building and the roof area with the proposed dormers will not be used as part of the usable square footage.

Will asked to see a sketch plan of the site. The Zoning Officer provided a sketch plan and was marked as an exhibit. Goldman asked if the Township had any issues with this building height. The Zoning Officer stated that the Township was aware of the topography issues dealing with this site and was aware that the applicant was going to ask for relief. He also stated that the relief would still be lower than the flag pole

The Chairman inquired whether anyone present wishes to comment on the proposal. No one present indicated their desire to comment on the proposal.

On a motion by Matteson, seconded by Goldman, the Board voted unanimously to grant a Variance of Section 340-16.1.G, to allow the height of the building to be 45 feet, with the condition that this height is limited to the federal style building that was presented at the meeting.