

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

April 11, 2012

Chairman Gary Lefever convened the April 11, 2012 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Gary Lefever, Scott Goldman, Dane St. Clair, Brent Schrock, Mark Will and Thomas Matteson. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Allen Blank, Charles Himelright and Debbie Himelright.

MINUTES APPROVAL: On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to approve the minutes of the March 14, 2012 meeting as submitted.

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 Code and Zoning Officer explained the procedure to be followed for the evening's hearings.

CASE #776, CHARLES AND DEBBIE HIMELRIGHT - SPECIAL

EXCEPTION/VARIANCE: The Chairman read the zoning notice for the application received from Charles & Debbie Himelright, PO Box 221, Brownstown, PA 17508. The applicants are the owners and reside at the property located at 1543 E. Newport Road, Lititz. The applicant is seeking a Special Exception to the Warwick Township Zoning Ordinance under Section 340-12.C. (2), pertaining to a Home Occupation in a Rural Estate Zoning District. The applicant would like to operate a clock and antique repair and sales business. The applicant is also requesting a Variance of Section 340-78.F to allow the sales of merchandise not made by the applicant.

Charles Himelright was sworn in. Himelright stated that he repairs antique clocks and would like to start a business from his home. He noted that he has lived at the property for 30 years. He added that he would like the option to sell antiques to supplement the clock repair business. He explained that he would use approximately 624 square feet of the lower level of his home to accommodate the proposal. He stated that the 1st floor and lower level of the home each contain approximately 1,248 square feet (2,496 square feet total). He noted that the lower level of the home has a separate entrance, and the associated parking area is 42' x 46'. The Code and Zoning Officer stated that only 1 parking space would be needed for the proposal. He noted that the parking area for the home is on the upper level.

Himelright stated that he would have no employees, and only family members would assist with the business, if needed. He explained that the proposed retail hours are Monday through Friday from 8:00 a.m. to 5:00 p.m., and Saturday from 8:00 a.m. to 2:00 p.m. He added that no sales would occur on Sunday. Himelright stated that the proposed business sign would be sized in accordance with the Zoning Ordinance (1'x2').

A Board member inquired whether the proposal includes delivery by large trucks. Himelright responded that the majority of objects could be hand-carried, and would not require moving trucks. The Code and Zoning Officer explained that although the Ordinance would require only one parking space, the proposed parking area would accommodate up to four vehicles. Himelright stated that he anticipates no more than 2 individuals at the property at any one time. The Board members expressed concern that the antique business could generate more customers than anticipated.

Himelright stated that home-based antique businesses do not generally generate more than 2 customers at one time. He added that he has been collecting antiques for his home for many years. He stated that if the business grows too large, he would need to relocate the business.

On a motion by Lefever, seconded by Goldman, the Board voted unanimously to grant a Special Exception under Section 340-12.C.(2) to allow the home occupation, and to grant a Variance under Section 340-78.F to allow the sale of antiques, contingent upon the Applicant adhering to his testimony relating to parking and hours of operation, and to limit customers to no more than 4 individuals at the property at one time. In addition the applicant should submit a sketch plan clarifying the parking spaces.

REQUEST FOR EXTENSION OF TIME FOR BRYAN MARTIN, CASE #776: The Board reviewed the request. On a motion by Lefever, seconded by St. Clair, the Board voted unanimously to grant an extension of time until October 11, 2012 to obtain the required permits for the Bryan Martin case.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Thomas Zorbaugh
Code and Zoning Officer