

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
Warwick Township Municipal Office
November 13, 2019

Chairman Tom Matteson convened the November 13, 2019 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Tom Matteson, Mark Will, Brent Schrock, Dane St. Clair, and Jeremy Strathmeyer. Also present were Zoning Officer Tom Zorbaugh, Board Solicitor Neil Albert, Court Reporter Allen S. Blank, RMR, Emanuel Smucker, Mell Hess, Mervin King, Matt Gibbel, Wade Hartz, John Gibbel and John King Jr.

MINUTES APPROVAL: On a motion by Matteson, seconded by St. Clair, the Board voted unanimously to approve the minutes from the October 9, 2019 meeting on a 5-0 vote.

POSTINGS, PROOFS OF PUBLICATION AND NOTICE: Tom Zorbaugh, Zoning and Coding Officer, confirmed that the new cases were properly posted.

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

CASE #887 – EMANUEL SMUCKER - VARIANCE: Emanuel Smucker was affirmed. The property in question is located at 209 Snavelly Mill Road and is zoned RE. The applicant was requesting a Variance to allow the building to be less than 36' and the potential sale of supplements.

On a motion by Matteson and seconded by St. Clair, the Board approved the applicants request to locate the building 28' from the property line but no closer than 75' to a neighboring dwelling on a vote of 5-0.

CASE #889 – MERVIN KING – SPECIAL EXCEPTION/VARIANCE: Mervin King was affirmed. The property in question is located at 712 E. Millport Road and is zoned R1 and A. The applicant was requesting a Special Exception to allow a working class horse and a Variance to allow additional animals on 1.6 acres.

On a motion by Matteson and seconded by Will, the Board approved the applicants request to place two (2) working class horses and four (4) chickens as noncommercial keeping of livestock on a vote of 5-0.

CASE #855 – JOHN GIBBEL – SPECIAL EXCEPTION/VARIANCE: Mell Hess and William Crosswell provided briefs to the Zoning Hearing Board after the case was returned to the Zoning Hearing Board by Judge Miller. After hearing the arguments from both the applicants and Township's Solicitors, the Zoning Hearing Board excused themselves for an executive session with their Solicitor.

After reconvening the meeting, on a motion by Matteson, seconded by St. Clair, the Zoning Hearing Board continued this case until December 11, 2019 to render a decision.

With no other business to come before the Board, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Tom Zorbaugh
Zoning and Coding Officer