

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
Warwick Township Municipal Office
FEBRUARY 12, 2020

Acting Chairman Tom Matteson convened the February 12, 2020 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Tom Matteson, Dane St. Clair, Dana Clark and Jeremy Strathmeyer. Absent were Board Members Brent Schrock and Mark Will. Also present were Zoning Officer Tom Zorbaugh, Zoning Hearing Board Solicitor Neil Albert, Court Reporter Allen Blank, Charles Sweigart Jr. Brian Otter, Michael Gallion, Christopher McJonathan, Joseph & Cynthia Geesey, Glenn & Jerrita Weaver and Jason Kauffman.

MINUTES APPROVAL: The December 11, 2019 meeting minutes could not be approved, as there was not a quorum of members present from the December meeting.

ELECTION OF OFFICERS FOR 2018: Tom Mattison opened the nominations for Chairman, Vice-Chairman and Secretary of the Zoning Hearing Board. On a motion by Matteson, seconded by Clark, the Board voted unanimously to nominate and elect Tom Matteson as Chairman of the Zoning Hearing Board. On a motion by St. Clair, seconded by Matteson, the Board voted unanimously to nominate and elect Mark Will as Vice-Chairman of the Zoning Hearing Board. On a motion by Matteson, seconded by Clark, the Board unanimously voted to nominate and elect Brent Schrock as Secretary of the Zoning Hearing Board.

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, the Solicitor explained the procedure to be followed for the evening's hearings.

CASE # 893- CHRISTOPHER MCJONATHAN – SPECIAL EXCEPTION: McJonathan and Michael Gallion were sworn in. The property in question is located at 735 Rothsville Road and is zoned (CC) Community Commercial.

McJonathan testified that he has a high-end automotive speed shop. He is a one man shop at this time, but would like to expand in the future. He would like to relocate to this property from his existing shop in Myerstown as this building would give him better room and allow him to store all vehicles within the building. He then read through the criteria for operating an automotive business in the CC zone stating that he would and could meet all the criteria listed.

Clark asked about outside storage. McJonathan stated that the type of vehicles he works on need to remain indoors. He would have vehicles outside for customer drop off and pick up, but during repair they would remain inside.

Matteson asked the audience if anyone had any questions or comments. No one responded.

Matteson made a motion to approve the Special Exception request of Section 340-17.C(3) to allow the automotive repair facility to be located within the existing building. This motion was seconded by St. Clair and unanimously approved by the Board, 4-0.

CASE # 892- GLENN & JERRITA WEAVER – SPECIAL EXCEPTION/VARIANCE: Glenn Weaver and Jason Kauffman were sworn in. The property in question is located at 927 Rabbit Hill Road and is zoned R1 Residential. The applicant would like to build a shop and operate a tire and wheel sales and install business.

Weaver testified that he has been operating a business at the property as a limited business and has grown to the point that he needs to build a bigger building to store inventory. He stated that his primary business is internet sales but has to have the inventory in store of both tires and wheels to sell. He also will need a small shop to do installs as needed.

Kauffman shared the plans that were submitted as part of the Zoning Hearing Board packet. He also submitted a picture as an exhibit of the accessory structure across the street. Kauffman stated that 6,000sf is what is being requested, but they could reduce the building to 3,000sf ground coverage with a lower level storage area.

Clark asked about hours of operation. Weaver stated that he would be open Monday – Friday 7am -5pm; Saturdays 8am – 1pm and no Sundays.

St. Clair asked why such a big building. Weaver stated that he needs 90% to 95% of the building for storage, only 5% to 10% is needed for the working area.

Matteson asked if anyone had any questions or comments. Joseph Geesey was sworn in. He stated that he had concern about any business being located on Rabbit Hill Road, especially at the sharp bend where this property is located. He was also concerned with the large building he would have to look at.

Matteson then asked if anyone would like party status, no one responded.

The Zoning Board took an executive session with their Solicitor at 7:10pm, returned and continued the meeting at 7:20pm.

Matteson, after a brief explanation, made a motion to deny the Special Exception request of Section 340-14.C(1) to allow the home occupation and the Variance requests of Sections 340-78.F, 340-78.I and 340-78.J. This motion was seconded by St. Clair and the request was unanimously denied by the Board, 4-0.

With no other business to come before the Board, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tom Zorbaugh', with a long horizontal line extending to the right.

Tom Zorbaugh
Zoning and Coding Officer