

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
November 08, 2017

Zoning Hearing Board Solicitor, Neil Albert convened the November 8, 2017 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Dane St. Clair, Tom Matteson, Mark Will, and Brent Schrock. Also present were Tom Zorbaugh, Code and Zoning Officer; Neil Albert, ZHB Solicitor; court reporter Allan Blank; Trevor and Alicia Gochbauer; James and Ashley Luckenbaugh; Joe Minjock; Matt & Suzanne Geib and Michelle Bingham.

MINUTES APPROVAL: Matteson for the word variance to be installed on the second page, 4th paragraph prior to Section 340-31. With this clarification established, on a motion by Matteson, seconded by Will, the Board voted unanimously to approve the minutes from the October 11, 2017 meeting.

POSTINGS, PROOFS OF PUBLICATION AND NOTICE: Tom Zorbaugh, Code and Zoning Officer, confirmed that the new cases were properly posted and he was sworn in.

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

CASE #848-JOE MINJOCK FOR JAMES & ASHLEY LUCKENBAUGH-109 ASHLEY DRIVE- SPECIAL EXCEPTION/VARIANCE: Joe Minjock and Ashley Luckenbaugh were both sworn in. The Applicant was seeking a Special Exception under Section 340-14.C(1) to allow a beauty salon as a home occupation and a Variance under Section 340-78.F to allow products used within the business to be sold in the R-1 residential zoning district.

Minjock shared the building project and stated that this is an addition being built to the rear of the dwelling and that addition will be accessible from the dwelling for the proposed business. A document was included within the packet laying out the project. Albert asked if there was enough parking. Minjock stated that there is room for six cars within the garage and driveway, and room for at least one beside the home. Albert asked if there was to be any employees. Luckenbaugh stated no. Will asked for hours to be made part of the minutes. Luckenbaugh stated the following: Tuesday & Wednesday, 9am-8pm; Thursday if needed, 12pm-8pm; Friday 9am-3pm and Saturday, 8am-1pm. St. Clair asked about how many clients she would see at one time. Luckenbaugh stated 2 with a potential third coming as one is leaving. Minjock stated that there is enough parking for this and they were going to line the customer spaces. Will asked if she would have a sign. Luckenbaugh stated she might put up one and she will meet the ordinance size requirement. Albert asked why an addition and not within the existing dwelling. Minjock stated that they wanted to maintain their two car garage and that the utilities were going to be better accessible from the rear. Will asked if they meet the 25% maximum use requirement. Zorbaugh stated that the existing home plus the addition would be 2112sf, allowing 528sf to be used. Minjock stated that the proposed addition was only 312sf.

On a motion by Will, seconded by St. Clair, the Board unanimously approved the Special Exception request of Section 340-14.C(1) to allow the beauty salon and a Variance of Section 340-78.F to allow the sale of products used within the business.

CASE #849-STEVEN GOCHBAUER-519 HACKMAN ROAD- SPECIAL EXCEPTION/VARIANCE: Steven Gochbauer was sworn in. The Applicant was seeking a Special Exception under Section 340-12.C(7) to allow a two-family conversion and a Variance under Section 340-103 since the existing dwelling is under 3,000sf in the RE residential zoning district.

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Zorbaugh stated that this property had received approval in 2011 for a business over the garage. The applicant would like to convert the business area into a one bedroom apartment.

Gochnauer presented a photo document marked as applicant's exhibit 1, for the board to see the existing conditions. He stated that the only changes will be to add a small kitchen. Albert asked about water & sewer, Gochnauer stated that he has a well but public sewer so he will need to verify with the WTMA on usage.

On a motion by Matteson, seconded by Schrock, the Board unanimously approved the Special Exception request of Section 340-12.C(7) to allow the apartment and a Variance of Section 340-103 to allow the second unit within an existing dwelling less than 3,000sf (existing dwelling 2,800sf).

Zorbaugh stated the Board has up to 45 days to submit a written decision. There is also a 30 day appeal period for anyone opposed to the decision.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 7:45 p.m..

Respectfully submitted,

Thomas Zorbaugh
Code and Zoning Enforcement Officer