

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
FEBRUARY 14, 2018**

Zoning Officer Tom Zorbaugh convened the February 14, 2018 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Brent Schrock, Dane St. Clair, Tom Matteson and Dana Clark. Absent were Gary Lefever and Mark Will. Also present were Zoning Officer Tom Zorbaugh, Zoning Hearing Board Solicitor Neil Albert, Court Reporter Allen Blank, Rodney Lockard, David Bitner, Ryan Weaver, John David and Evelyn Wissler.

MINUTES APPROVAL: On a motion by Matteson, seconded by St. Clair, the Board voted unanimously to approve the minutes from the December 13, 2017 meeting with the revision as stated by Matteson.

ELECTION OF OFFICERS FOR 2018: The Zoning Officer opened the nominations for Chairman, Vice-Chairman and Secretary of the Zoning Hearing Board. On a motion by St. Clair, seconded by Matteson the Board voted unanimously to nominate and re-elect Gary Lefever as Chairman of the Zoning Hearing Board. On a motion by St. Clair, seconded by Schrock, the Board voted unanimously to nominate and elect Tom Matteson as Vice-Chairman of the Zoning Hearing Board. On a motion by Matteson, seconded by Schrock, the Board unanimously voted to nominate and elect Dane St. Clair 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 # 851- RYAN WEAVER/JOHN WISSLER - VARIANCE: Ryan Weaver and John David Wissler were sworn in. The property in question is located at 321 E. Meadow Valley Road and is zoned R-1 Residential. The Applicant is looking to build an addition of the north side of the structure and is seeking a Variance of 2' to allow the addition.

Weaver shared that the addition was to allow a bathroom and laundry to be built on the lower level for Wissler's mother for one level living. The addition is the minimum area needed to build this bathroom and that they would stay at least 8' from the property line.

St. Clair made a motion to approve the Variance request, Section 340-14.J as submitted; this motion was seconded by Schrock and unanimously approved by the Board.

CASE # 852- MOOVE IN OF LITITZ, LLC – SPECIAL EXCEPTION/VARIANCE: David Bitner and Rodney Lockard were sworn in. The property in question is located at 931/933 Lititz Pike and is zoned Local Commercial. The applicant is looking to demolish the existing building and build a new climate control structure.

Bitner shared that the proposed climate control facility would be built in the location that the current Keller Motor Sports building currently sits. The existing mini storage facility buildings would remain. They are requesting a Special Exception to allow the mini-warehouse expansion and two Variances to allow the height of the building to exceed 35' and to reduce the required number of parking spaces.

Lockard shared the paperwork showing how the vehicle traffic works at their existing facilities.

St. Clair stated, and the Board agreed, that the expansion of the facility was not an issue.

Matteson requested the current elevation and why a height Variance is needed. Bitner stated that they had not surveyed the property yet and that they were currently just using GIS topography for their request.

Clark asked if the building design could be modified to match the grading. Lockard stated that they have set buildings they use to meet the ADA requirements within the structure.

Zorbaugh asked why they could not locate parking areas throughout the property to meet the parking requirements. Bitner stated that there are grade differentials they are trying to meet. Schrock stated that if they have not done a survey how can they state that the parking requirements cannot be met. Bitner & Lockard stated that they can probably add a few more spaces.

The Board went into an executive session. Upon return, the Board, on a motion by Matteson and seconded by St. Clair, approved the Special Exception of Section 340-16.1.C(9) to expand the mini-warehouse use, but unanimously denied the Variance requests of Section 340-35.I to reduce the required parking spaces and Section 340-16.1.G to exceed 35' in height.

With no other business to come before the Board, the meeting was adjourned at 7:20 PM.

Respectfully submitted,

Tom Zorbaugh
Zoning and Coding Officer