

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
September 2, 2014

Chairman Gary Lefever convened the September 2, 2014 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Gary Lefever, Dane St. Clair, Mark Will, Thomas Matteson and Brent Schrock. Scott Goldman was absent. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Brenda Pardon, Ken & Shirley Mertz, Tom Hayden, Herb Roth, Lynn Myers, George Smith, Logan Myers & Richard Jackson.

MINUTES APPROVAL: On a motion by Lefever, seconded by Will, the Board voted unanimously to approve the minutes of the August 11, 2014 meeting as submitted.

POSTING, PROOF OF PUBLICATION AND NOTICE: The Zoning Officer confirmed the posting, notice and proof of publication of the cases to be heard at this evening's hearing.

HEARING PROCEDURES: For the benefit of those present, the Zoning Officer explained the procedure to be followed for the evening's hearings.

CASE #810, KENNETH & SHIRLEY MERTZ - SPECIAL EXCEPTION: The Chairman read the zoning notice for the application received from Kenneth & Shirley Mertz, 307 B Owl Hill Road, Lititz, PA 17543. The applicant is seeking relief to the Warwick Township Zoning Ordinance in the R-1 Residential Zoning District: a Special Exception of Section 340-14.C.(2) to allow three horses to be maintained as noncommercial keeping of livestock.

Kenneth & Shirley Mertz were sworn in. The Zoning Officer provided the Zoning Hearing Board with the GIS layout of the existing property showing that the Mertz's had received approval in 2006 to have horses on their current 3+ acre lot. Mrs. Mertz shared that they had purchased the second 3+ acre lot, and would like to add three additional horse to this property.

Will asked if there would be a second barn. Mr. Mertz stated yes on the new lot. Will asked what they do with the manure. Mr. Mertz stated that they compost and then it is hauled away at least once a month.

Matteson asked if they would meet all the requirements listed. Mrs. Mertz stated yes.

On a motion by Lefever, seconded by St. Clair, the Board voted unanimously to grant the applicant's request to place three horses on their additional land.

CASE #811, MILLPORT CONSERVANCY - SPECIAL EXCEPTION: The Chairman read the zoning notice for the application received from Millport Conservancy, 737 Millport Road, Lititz, PA 17543. The applicant is being represented by Richard Jackson and George Smith of ELA and Logan & Lynn Myers, 136 Warwick Road. The applicant is seeking relief to the Warwick Township Zoning Ordinance in the Conservation Zoning District: a Special Exception of Section 340-22.F(2) to allow a pedestrian bridge in the flood plain overlay zone as a water oriented use.

Logan & Lynn Myers, Richard Jackson and George Smith were sworn in. Jackson provided an overview of the project for the benefit of the Board. He presented the following four exhibits: 1) Zoning Hearing Board Narrative; 2) Site Plan; 3) Storm water narrative; and 4) DEP approval letter. He shared the location of the bridge in relationship to Millport Road connecting the two paths located on the Millport Conservancy property. He shared that all requirements of the ordinance have been met to allow this bridge along with the DEP approval letter.

Lefever asked if the structure would be flood proof? Smith stated that it has been designed to stay in place.

Will asked if the bridge could be located higher? Smith stated that if it was raised they would have to build the support

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structures higher creating more of a obstruction within the flood plain.

The Zoning Officer state that the Township's staff did not have any objections to the structure.

On a motion by Lefever, seconded by Matteson, the Board voted 4-0 to approve the case as submitted. Schrock abstained since he works for ELA.

CASE #807, LESTER & NANCY GUYTON - VARIANCE: On a motion by Will, seconded by Lefever, the board approved the applicants request for a withdraw.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Thomas Zorbaugh
Zoning Officer