

**WARWICK TOWNSHIP**

315 Clay Road

P.O. Box 308

Lititz, PA 17543-0308

(Lancaster County)

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**

**December 14, 2016**

Chairman Gary Lefever convened the December 14, 2016 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Also present were Board Members Dane St Clair, Mark Will, Scott Goldman and Thomas Matteson. Brent Schrock was absent. Also present were Zoning Officer Thomas Zorbaugh, Court Reporter Alan Blank, Helen & Daniel Hogan, Christiana Stenberg and Sarah Centini.

**MINUTES APPROVAL:** On a motion by St. Clair, seconded by Matteson, the Board voted unanimously to approve the minutes of the September 14, 2016 meeting.

**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 hearing. All applicants were sworn in.

**CASE #834 – HELEN & DANIEL HOGAN – SPECIAL EXCEPTION/VARIANCE:** The Chairman read the application received requesting a Special Exception of Section 340-14.C(1) to allow a Beauty Salon as a Home Occupation and a Variance of Section 340-78.F to sell hair care products used within the business.

Helen Hogan read the supplemental information that she had provided to the Board. She stated that she would be using a portion of the garage (528sf) for the business that was under the allotted 25% or 580sf. She stated that this would be a one chair facility only seeing one client at a time. Daniel Hogan shared that the overhead garage door were going to remain, that they were going to remove the tracking and frame and insulate the opening from the inside so that the outside appearance would remain the same. Will asked if there was adequate parking. Daniel stated that there are four off street spaces on the property, he is away a lot but when needed, he could park on the street. Goldman asked about hours of operation. Helen stated the following: Tuesday 9-5; Wednesday & Thursday 9-8; Friday 9-3 and Saturday 9-2; all by appointment. Matteson asked if she had spoken to the neighbors. Daniel stated yes. Will asked about the sign. Daniel stated that they would abide by the Township requirements. St. Clair referenced that their application stated 2x2 but that they were only allowed 1sf. Daniel stated that they would meet the 1sf requirement.

On a motion by Lefever and a second by Matteson, the motion was approved 5-0 with the following conditions as stated of hours of operation.

**EXTENSION OF TIME – CASE #818 – MICHAEL PALASZ:** On a motion by St. Clair and a second by Will, the motion was approved 4-0 to extend the requirement to start the project until June 14, 2017. Matteson abstained.

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

Respectfully submitted,

Thomas Zorbaugh  
Code & Zoning Officer