

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
FEBRUARY 8, 2017**

Chairman Gary Lefever convened the February 8, 2017 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Gary Lefever, Scott Goldman, Brent Schrock, and Dane St. Clair. Also present were Zoning Officer Tom Zorbaugh, Court Reporter Alan Blank, Kevin Varner, Chris Sinz, Jon Nye and Luke Zimmerman.

MINUTES APPROVAL: On a motion by St Clair, seconded by Goldman, the Board voted unanimously to approve the minutes from the January 11, 2017.

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 Zoning Officer explained the procedure to be followed for the evening's hearings.

CASE # 837- LUKE ZIMMERMAN – SPECIAL EXCEPTION AND VARIANCE: Luke Zimmerman was affirmed and presented his case. The request was for a Special Exception of Section 340-14.C(2) to allow a working class horse in a R-1 zoning district and a Variance of Section 340-87.B(3)(a) to allow the barn to be closer to the rear and side yard setback on the Agricultural zones side of the property..

St. Clair asked if the barn could be farther than the 25' requested by the applicant at the rear of the property. Zorbaugh shared the GIS mapping of the property. After reviewing the plan, Zimmerman agreed to move the barn 40' from the rear property line.

On a motion by Lefever, seconded by Schrock, the Board unanimously approved the applicant request as submitted with the allowance that if the septic system in in the location of the 40' relief, the barn could be adjusted by approval by the Zoning Officer.

CASE # 838 – JOAN SINZ - VARIANCE: Joan Sinz is the owner of the property and is being represent by her son, Chris Sinz and by Kevin Varner of Diehm & Sons. Varner and Chris Sinz were sworn in. The Variance requests were as follows: 340-11.F(2)(a) lot size to exceed 2 acres but be less than 20 acres; 340-106.A to allow a residential dwelling on less than 20 acres; 340-11.H(4)(c) to allow an accessory use in a front yard; 340-11.H(4)(f) for accessory use height and 340-31 to allow a second principal use in the Agricultural Zoning District.

Varner laid out the Variance requests showing that the tract in question is separated by Disston View Drive from the parent tract. He explained that they had met with Township Staff and has the support of the staff for the proposed subdivision.

Zorbaugh explained that the staff was supportive under the following conditions: the parent tract gives up the three remaining development rights, no further subdivision on the proposed lot, the septic system must be approved for the parent tract with multiple uses and parent tract must have the conservation plan updated.

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Goldman asked Sinz if he was comfortable with the conditions as proposed by the Township staff. Sinz confirmed that they were in agreement.

On a motion by Lefever and seconded by St. Clair, the Board unanimously approved the following Variance requests: 1) Section 340-11.F(2)(a) to allow the proposed lot to be greater than two acres to approximately six acres, 2) Section 340-31 to allow a second principal use on the six acre tract not meeting all design standards and 3) Section 340-106.A to allow a residential dwelling on less than 20 acres. These Variances were approved with the following conditions: 1) the proposed lot cannot be further subdivided; 2) the parent tract gives up all residential subdivision rights; 3) the parent tract must verify that the existing septic system is adequate for the multiple uses or be upgraded and 4) the approved conservation plan must be updated on the parent tract.

It was determined that the Variance requests for Sections 340-11.H(4)(c) and 340-11.H(4)(f) were not need due to allowing a second principal use and were withdrawn by the applicant.

With no other business to come before the Board, the meeting was adjourned at 7:15 PM.

Respectfully submitted,

Tom Zorbaugh
Zoning and Coding Officer