

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**WARWICK TOWNSHIP MUNICIPAL OFFICE**  
**APRIL 13, 2016**

Vice-Chairman Scott Goldman convened the April 13, 2016 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were board members Dane St. Clair, Thomas Matteson, Mark Will, and Brent Schrock. Absent was Board Member Gary Lefever. Also in attendance were Tom Zorbaugh, Zoning and Coding Officer; Vanessa Smith, Court Reporter; Keith Garner, 640 Locust Grove Road, Manheim; and Clair Weaver, 610 Water Street, Ephrata.

**MINUTES APPROVAL:** On a motion by Goldman, seconded by Matteson, the Board voted unanimously to approve the minutes from February 10, 2016.

**POSTINGS, PROOFS OF PUBLICATION AND NOTICES:** Tom Zorbaugh, Coding and Zoning Officer confirmed that the case was properly posted.

**CASE #828- LITITZ AREA MENNONITE SCHOOL-VARIANCE:** Keith Garner, representing the Lititz, Area Mennonite School, was sworn in. Garner stated the School is used not only for educational purposes but also for various groups within the community. Garner stated the School would like an updated sign with a more modern appearance. The School is requesting that the existing static message board be replaced with a digital message board sign. Garner stated a message board sign would be used to relay not only school information but also for happenings in the Township. In addition, the School is a designated emergency shelter and therefore the sign would be used to display important information for the community in the case of an emergency. An electronic message board would also be easier to change the information to be posted.

Garner stated the top of the sign would be illuminated and the bottom portion would be pixilated and this area would be where the messages are displayed. This portion of the sign will be 25 ¼ inches tall and 88 ¼ inches wide making a 17 square foot area of message board.

A Board Member inquired of Zorbaugh if the requested variance was for the size of the board. Zorbaugh stated it is for the actual placement of an electronic message board. The Township only allows electronic message boards in the Community Commercial and Industrial Zones.

Zorbaugh stated the Township Staff has reviewed this request. The Staff has no issue with an electronic message board replacing a message board. However it must be noted that the sign cannot be a multicolored graphic display. In addition, the Township Ordinance states an electronic message board cannot advertise off-site events. The sign may however be used to display emergency information which enables the Police Department to change the message in the case of an emergency.

Garner stated the current sign is not illuminated in any way and the proposed sign will not have any exterior lighting either.

Matteson inquired of Tom if the new sign should be moved further back on the property to meet the required right-of-way. Zorbaugh stated on the School's recorded Subdivision Plan which states if there was a time that the road needed to be widened the sign would have to be relocated in order to meet setback requirements. Zorbaugh stated it is up to the Applicant as to if the new sign will be placed to meet the setback requirements now or wait until such time as the Subdivision Plan indicates. Schrock indicated it makes more sense that the sign be placed utilizing the 12 foot right-of-way now as opposed to later.

Matteson inquired if the new sign would be placed in-between the existing pillars. Garner stated the new sign would fit there however if they decided to move it to be compliant with the right-of-way required if the road should ever be widened then it would not be placed in-between the existing pillars.

Matteson made the motion to approve the case as presented, seconded by Schrock. With the exception of St. Clair who abstained, the Board voted unanimously to approve the case. Zorbaugh stated within 45 days a written decision will be sent to the School.

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

Respectfully submitted,

Tom Zorbaugh  
Zoning and Coding Officer