

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

September 12, 2012

Vice Chairman Scott Goldman convened the September 12, 2012 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Scott Goldman, Dane St. Clair, Brent Schrock, and Mark Will. Chairman Gary Lefever and Tom Matteson were absent. Also present were Zoning Officer Thomas Zorbaugh, Zoning Hearing Solicitor Neil Albert, Township Engineer Charles Hess, Joel Snyder, Jay Nomenmucher, Donna Hammond and Dave Carson

MINUTES APPROVAL: On a motion by St. Clair, seconded by Goldman, the Board voted unanimously to approve the minutes of the July 11, 2012 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 Hearing Solicitor explained the procedure to be followed for the evening's hearings.

CASE #783, LITITZ RESERVE - SPECIAL EXCEPTION: The Chairman read the zoning notice for the application received from Lititz Reserve, 474 Mt. Sidney Road, Lancaster, PA. The applicant is being represented by RGS Associates, Brownstown, PA. The applicant is seeking a Special Exception to the Warwick Township Zoning Ordinance under Section 340-22.F.(1) and Section 340-22.F.(3)(a), pertaining to access drives and utilities crossing a Flood Plain in a Residential (R2) Zoning District at 339 Rear Pierson Road, Lititz. The applicant would like to develop the tract with townhouses and needs relief to access the site.

Joel Snyder, representing RGS Associates, was sworn in. Snyder stated that he had spoken with the Zoning Officer and Solicitor prior to tonight's meeting and will be requesting a continuation until the October 10th meeting. Snyder explained that after a meeting with the Township's staff there may be a change in the layout of one of the access drives. Since the plan is not finalized he does not want to take up much of the Boards time but did share the current layout without getting into much detail. Snyder did address the locations of the access drives and the proposed layout of the storm water management facility. Charles Hess was sworn in and explained that the storm water design is being done by Landstudies of Lititz who did the revision of the swales in Butterfly Acres to the west of this site.

The Chairman inquired whether anyone present wishes to comment on the proposal. Donna Hammond was sworn in and asked about the impact to the Library. Snyder stated that there would be no impact and that the new development would be putting in a trail system for both their development and the Luther Acre residents to be able to walk to the Library site.

On a motion by Goldman, seconded by Will, the Zoning Hearing Board voted unanimously to continue this hearing until the October 10, 2012 meeting.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Thomas Zorbaugh
Code and Zoning Officer