

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
Warwick Township Municipal Office
FEBRUARY 13, 2019

Vice Chairman Mark Will convened the February 13, 2019 meeting of the Warwick Township Zoning Hearing Board at 6:40 p.m. Present were Board Members Mark Will, Dane St. Clair and Dana Clark. Absent were Board Members Tom Matteson, Brent Schrock and Gary Lefever. Also present were Zoning Officer Tom Zorbaugh, Zoning Hearing Board Solicitor Neil Albert, Court Reporter Allen Blank, Robin Volker, Korey Eppinette, and Tom and Kathy Weidman.

MINUTES APPROVAL: On a motion by St. Clair, seconded by Clark, the Board voted unanimously to approve the minutes from the January 9, 2019 meeting with the revision as stated by Clark.

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

CASE #869 - MATTHEW GARMAN - SPECIAL EXCEPTION: Matthew Garman submitted an email request to continue until the March 13, 2019 meeting. On a motion by St. Clair, seconded by Clark, the Board unanimously approved the request.

CASE # 870 - DAN CICALA – VARIANCE: Dan Cicala was sworn in. The property in question is located at 750 Lititz Pike and is zoned LC Local Commercial. The applicant is looking to place a sign within 3' of the street right-of-way along Lititz Pike.

Zorbaugh shared that the building is located within the LC Zone which requires buildings to be at a minimum 15' from the right-of-way but no more than 25'. This requirement of pulling the building forward was to enhance the view of the building instead of the parking lot. By pulling the building forward, it makes it hard to place a sign along the frontage.

Cicala shared the plot plan, a picture taken from the car wash and a sign image. He stated that he agrees with Zorbaugh and that he is not building a large sign, but even a small sign will need a Variance.

Schrock asked for the setback from the right-of-way. Cicala stated that it would be no closer than 3' to the right-of-way line.

Schrock made a motion to approve the Variance request of Section 340-38.B(2)(a)(2) to allow the sign to be no closer than 3' to the right-of-way line. This motion was seconded by Clark and unanimously approved by the Board.

With no other business to come before the Board, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Tom Zorbaugh
Zoning and Coding Officer

