

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

Chairman Tom Matteson convened the March 13, 2019 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Tom Matteson, Dane St. Clair, Brent Schrock and Dana Clark. Board Member Mark Will came prior to the last case. Absent was Board Member Gary Lefever. Also present were Zoning Officer Tom Zorbaugh, Zoning Hearing Board Solicitor Neil Albert, Court Reporter Allen Blank, Christian S. Stoltzfus, Daniel L. King, Tom and Kathy Weidman, Lisa & Caitlyn Koelsch, Alesha & Rick Rhinier, Mike Tayler, Patrich & Elena Glavce, Matthew Garman, Allen Klinger, Esch McCamble, Mike Enck and Mike Garman.

MINUTES APPROVAL: On a motion by St. Clair, seconded by Clark, the Board voted unanimously to approve the minutes from the February 13, 2019 on a 4-0 vote.

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 evenings hearings.

CASE #869 - MATTHEW GARMAN - SPECIAL EXCEPTION: Matthew Garman requested to be moved to the last item on the agenda. The Chairman confirmed the request.

CASE #872 – THOMAS & KATHLEEN WEIDMAN - SPECIAL EXCEPTION/VARIANCE: Tom & Kathy were sworn in. The property in question is located at 557 Hackman Road and is zoned Agricultural. The applicant's were requesting an interpretation if the business they are operating is permitted by right as a road side stand, or do they need zoning relief.

On a motion by Matteson and seconded by Clark, the Board unanimously voted that the use was permitted by right and no further action was needed on a 4-0 vote. The Board did state that the applicant could not exceed 1,000sf of usable area without further approval or potential storm water approvals.

CASE #873 - DANIEL & HANNAH KING - SPECIAL EXCEPTION/VARIANCE: Daniel was affirmed. The property in question is located at 845 Erbs Quarry Road and is zoned Agricultural. The applicant was requesting a Special Exception to allow a working class horse and a Variance to allow the barn to be closer than 75' to a property line.

On a motion by St. Clair and seconded by Schrock, the Board unanimously approved the applicants request on a 4-0 vote.

CASE #874 - JANINE & JAMES WOOD - SPECIAL EXCEPTION/VARIANCE: Janine & James were sworn in. The property in question is located at 113 New Haven Drive and is zoned R-1 Residential. The applicants were requesting a Special Exception to allow a beauty salon and a Variance to all products used within the business to clients.

On a motion by Schrock, seconded by St. Clair, the Board unanimously approved the applicants request on a 4-0 vote with the following conditions: closed Sunday & Monday; Tuesday & Wednesday 12pm - 9pm; Thursday & Friday 10am - 7pm and Saturday 8am - 12pm.

CASE #875 - ROTHSVILLE BUSINESS CENTER - PATRICIU & ELENA GLAVCE - SPECIAL EXCEPTION/VARIANCE: Patriciu & Elena were sworn in. The property in question is located at 1749 Old Rothsville Road and is zoned R-1 Residential. The applicants were requesting a Special Exception to expand their nonconforming use and a Variance to exceed a 50% expansion.

On a motion by Matteson and seconded by St. Clair, the Board unanimously approved the applicants request on a 4-0 vote.

CASE #876 - ALESHA & RICHARD RHINIER - SPECIAL EXCEPTION AND/OR VARIANCE: Alesha, Richard and Mike Enck were sworn in. The property in question is located at 230 Landis Valley Road and is zoned R-1 Residential. The applicants were requesting a Special Exception to substitute a nonconforming use or a Variance to allow a home occupation with employees.

On a motion by Matteson and seconded by Clark, the Board unanimously approved the applicants request on a 4-0 vote as a Special Exception with the following conditions: clear site access from the site must be confirmed and maintained and two signs are permitted, the one at the road cannot exceed 4sf and the sign on the building cannot exceed 32sf.

CASE #869 - MATTHEW GARMAN - SPECIAL EXCEPTION: Matthew, Mike Garman and Allen Klinger were sworn in. The applicant was represented by Esch McComble. The property in question is located at 245 E. Lexington Road and is zoned Community Commercial. The applicant was requesting a Special Exception to allow a nonconforming use, a duplex, to be substituted for an existing nonconforming use, a junk yard and mobile home.

On a motion by Will and seconded by Schrock, the motion to approve did not carry due to a split vote by the Board. The applicants request therefore was denied on a 2-2 vote.

With no other business to come before the Board, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Tom Zorbaugh
Zoning and Coding Officer