

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES
Warwick Township Municipal Office
June 12, 2019

Chairman Tom Matteson convened the June 12, 2019 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Tom Matteson, Mark Will, Dane St. Clair, Brent Schrock and Dana Clark. Also present were Zoning Officer Tom Zorbaugh, Zoning Hearing Board Solicitor Neil Albert, Court Reporter Dina Netherton, Luis & Denise Ulate, Ray Bowman, Jeremy Strathmeyer, Brett Nolt, and Emanuel & Anna Smucker.

MINUTES APPROVAL: On a motion by Matteson, seconded by St, Clair, the Board voted unanimously to approve the minutes from the March 13, 2019 on a 5-0 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 #877 - THE SPOTLESS DIVAS, LLC - SPECIAL EXCEPTION/VARIANCE: Luis & Denise Ulate were sworn in. The property in question is located at 26 Church Street and is zoned R1 residential. The applicant was requesting a Special Exception to allow a cleaning business as a home occupation and a Variance to allow two employees to visit the site.

On a motion by Matteson and seconded by Will, the Board unanimously approved the applicants request, 5-0, with conditions.

CASE #878 - BRETT NOLT - SPECIAL EXCEPTION: Brett Nolt was sworn in. The property in question is located at 23 Snyder Hill Road and is zoned R-1 residential. The applicant was seeking a Special Exception to allow a taxidermy business as a home occupation.

On a motion by Will and seconded by Matteson, the Board unanimously approved the applicants request, 5-0, with conditions.

CASE #879 - EMANUEL SMUCKER - SPECIAL EXCEPTION/VARIANCE: Emanuel Smucker was confirmed. The property in question is located at 209 Snavelly Mill Road and is zoned RE residential. The applicant was seeking a Special Exception to allow a ferrier business as a home occupation and a Variance to allow the business area to be greater than 25% of the home, to allow the barn to be closer than 75' to the property line and to allow an employee.

On a motion by Matteson and seconded by St. Clair, the Board unanimously approved the applicants request, 5-0, with conditions.

The Zoning Hearing Board discussed the propped agreement with the Board of Supervisors and Matthem Garman.

On a motion by St. Clair and seconded by Schrock, the Board unanimously approved and signed the proposed agreement, 5-0.

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