

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

December 9, 2020

6:30 p.m.

Due to COVID-19 this meeting was held virtually.

Acting Chairman, Mark Will convened the December 9, 2020 meeting of the Warwick Township Zoning Hearing Board to order at 6:30 p.m. In attendance were Board Members Brent Schrock, Jeremy Strathmeyer, Dana Clark, and Mark Will. Absent were Board Members Tom Matteson and Dane St. Clair. Also in attendance were Neil Albert, Solicitor; Billy Clauser; Kevin Varner from Diehm & Sons; Dr. Palasz; and Allen Blank, Court Reporter.

APPROVAL OF MINUTES: On a motion by D. Clark, seconded by J. Strathmeyer, the Board unanimously approved the November 11, 2020 minutes as submitted.

MEETING PROCEDURE: For the benefit of those present, the solicitor explained the procedure to be followed for this evening's hearing.

POSTINGS, PROOFS OF PUBLICATION AND NOTICES: N. Albert stated since the Applicant and his representative are present, he is satisfied that these requirements have been met.

CASE #906-MICHAEL PALASZ-CONTINUED: The Applicant supplied the Board with some new information which were marked as Applicant's Exhibit A. K. Varner stated the building size has been reduced so the previous variance request for this can be withdrawn. The letter that was entered into evidence went into more detail justifying the number of parking spaces that are being requested. The 31 spaces that are being requested are based on the number of dental chairs in the office, how the office dynamics work, and how many employees and clients may be onsite at one time.

M. Will inquired of the Board if the new information that was presented tonight satisfied their previous concerns. D. Clark wanted confirmation that the parking that is being requested exceeds that which is required by zoning. At this time, Dr. Palasz was sworn in. He stated last year he developed the lot on the other side of his office which has approximately eight parking spaces for his staff to park. This was only meant to be a temporary parking area until the current lot, which is what is being proposed tonight, could be developed. Last year he had ten employees and currently there are now 14 employees parking in this lot. This temporary lot will eventually be built on so these parking spaces will no longer be available to his staff. Parking for the proposed building expansion was figured into the number of spaces that are being proposed as well.

At this time the Board went into an Executive Session. Upon return from the Executive Session, on a motion by J. Strathmeyer, seconded by B. Schrock, the Board by a vote of 4-0, granted variances 340-17.F(1) for the parking setback as presented on the plan, and 340-17.M (2&3) and 340-35.D(1)A for the landscape strip.

CASE #905-BLESSINGS OF HOPE-REQUEST FOR CONTINUATION TO JANUARY 13, 2021: A request was received in writing from Blessings of Hope asking for a continuation. On a motion by M. Will, seconded by J. Strathmeyer, the Board unanimously granted a continuation for Case #905 to the January 13, 2021 meeting.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Thomas Zorbaugh
Code and Zoning Officer