

## **WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**

**January 13, 2021**

**6:30 p.m.**

**Due to COVID-19 this meeting was held virtually.**

Chairman Tom Matteson convened the January 13, 2021 meeting of the Warwick Township Zoning Hearing Board to order at 6:30 p.m. In attendance were Board Members Tom Matteson, Mark Will, Dana Clark, and Jeremy Strathmeyer. Absent were Board Members Brent Schrock and Dane St. Clair. Also in attendance were Neil Albert, Solicitor; Allen Blank, Court Reporter; Tom Zorbaugh, Code and Zoning Officer; Anthony Petersheim; Jim & Kim May; Mike Fyock; and Laura Knowles with the Lititz Record Express.

**APPROVAL OF MINUTES:** On a motion by D. Clark, seconded by J. Strathmeyer, the Board unanimously approved the December 9, 2020 minutes as submitted. T. Matteson abstained.

**ELECTION OF OFFICERS FOR 2021:** T. Matteson opened the nominations for Chairman, Vice-Chairman, and Secretary of the Zoning Hearing Board. On a motion by M. Will, seconded by J. Strathmeyer, the Board voted unanimously to nominate and elect T. Matteson as Chairman of the Zoning Hearing Board. On a motion by T. Matteson, seconded by J. Strathmeyer, the Board voted unanimously to nominate and elect M. Will as Vice-Chairman of the Zoning Hearing Board. On a motion by J. Strathmeyer, seconded by T. Matteson, the Board voted unanimously to nominate and elect D. Clark as Secretary of the Zoning Hearing Board.

**POSTINGS, PROOFS OF PUBLICATION AND NOTICES:** Tom Zorbaugh, Code and Zoning Officer, confirmed that the new case was properly posted.

**CASE #905-BLESSINGS OF HOPE-REQUEST FOR CONTINUANCE:** Anthony Petersheim was present of behalf of Blessings of Hope to discuss the reason for the request. A. Petersheim stated at the October Zoning Hearing Board meeting the Board Members had concerns regarding the ministry shopping area at the facility. Due to this concern, Blessings of Hope is currently looking to relocate this portion of the ministry from the Becker Road location. The reason for the continuance is Blessings of Hope is currently in negotiations for purchasing another facility however these negotiations are not finalized. Blessings of Hope cannot come before the Board until negotiations are finalized and a timeline can be given to them. It is anticipated the negotiations will be finalized prior to the February meeting and a plan and timeline will be able to be given to the Board at that time. The Board felt it was important that A. Petersheim impress upon Blessings of Hope the importance of having a plan in place by the February meeting as this has been going on for five months and they would like to bring the case to a close or at least be able to move forward in a favorable direction. On a motion by T. Matteson, seconded by J. Strathmeyer, the Board unanimously approved a continuation of Case #905 until the February 10<sup>th</sup> meeting.

**CASE #907-JK MAY ENTERPRISES LLC-SPECIAL EXCEPTION:** Jim & Kim May were sworn in. J. May explained he owns a service garage in Elizabeth Township and they bought 11 Loop Road with the intent of moving some of the business such as larger trucks and adding some storage of trailers. The property is located in the R-1 District and was previously used for a business. T. Matteson inquired how many employees would be at this location. J. May stated possibly four or five in the future if allowed however initially there would only be one or two. T. Matteson inquired how many vehicles are expected in and out of the building each day. J. May stated initially only four to five. However as the business grows there could be 10-12 a day depending on the job. D. Clark inquired if the goal was to move the business completely from the current location to this location. J. May stated at some point

January 13, 2021

down the road most of the business would be moved to this location but not all of it. M. Will asked for more of an explanation about the abandonment of the previous nonconforming use. J. May explained that K May Construction was there until February as far as name. Up until the day of the auction it was being used for storing of materials and equipment. D. Clark asked for an explanation of the proposed plan. J. May stated he spoke with a former employee of K May Construction to find out what type of equipment/vehicles were located at the property when the business was active. Essentially he would not have more equipment/vehicles sitting outside on the property then what the previous business had. The vehicles shown on the proposed use picture are ones that are going to be serviced and the vehicles towards the back are bigger trailers that would be stored on the property. T. Matteson inquired what the hours of operation would be. J. May stated currently the hours are Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 7:00 a.m. to 1:00 p.m. and closed on Sunday. T. Matteson stated he would be inclined to place a restriction on the hours of operation as the property is located in a residential area. N. Albert inquired if the Mays would be able to place screening between the adjoining residential properties. J. May stated they had no problem placing a screening buffer between the properties. N. Albert asked J. May to explain more about the outside storage aspect. J. May stated he has some customers who don't have a place to park campers etc. over the winter. His thought was until the property is used full time he would store these types of vehicles on the property for extra income to help with repairs that need to be made to the building and the property itself. Once the business is full time, the storage of these vehicles would be phased out.

At this time the Board went into an Executive Session.

Upon return from Executive Session, T. Matteson explained to the Mays that the Board would like some more information. T. Zorbaugh will reach out to the Mays with what specifically the Board is looking for. On motion by T. Matteson, seconded by J. Strathmeyer, the Board unanimously voted to continue Case #907 until the February 10<sup>th</sup> meeting.

**ADJOURMENT:** With no other business to come before the Board, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Thomas Zorbaugh  
Code and Zoning Officer