

WARWICK TOWNSHIP

315 Clay Road
P.O. Box 308
Lititz, PA 17543-0308
(Lancaster County)

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES SEPTEMBER 8, 2021 6:30 p.m.

Secretary Dana Clark convened the September 8, 2021, meeting of the Warwick Township Zoning Hearing Board to order at 6:30 p.m. In attendance were Board Members Dane St. Clair, Dana Clark, Brett Nolt and Jeremy Strathmeyer. Absent were Board Members Tom Matteson and Mark Will. Also, in attendance were Zoning Officer Tom Zorbaugh, Zoning Hearing Board Solicitor Bradford Harris, Court Reporter Suzanna Oldt, Matt Woodcraft, Joel Lingenfelter, Denise Freeman, Michelle Bingham, Attorney Jim Thomas, Alex Piehl, Andrew Szalay and John Neumann.

APPROVAL OF MINUTES: On a motion by J. Strathmeyer, seconded by D. St. Clair, the Board approved the minutes of the July 14, 2021, with a modification under the sign provision.

POSTINGS, PROOF OF PUBLICATIONS AND NOTICES: Thomas Zorbaugh, Code Enforcement and Zoning Officer, confirmed that the cases were properly advertised and posted. The Zoning Hearing Board accepted, for the record, ZHB Exhibit 1 for each case which included the property posting, ZHB meeting checklist, agenda and proof of publication.

Bradford Harris explained the procedures for tonight's meeting. All applicants and parties were sworn in at this time.

ZONING CASES:

CASE #911 – Joel Lingenfelter (LEFC) Variance – Joel Lingenfelter was sworn in. J. Lingenfelter explained that with the new road system installed, which the church was part of, the church now has four road frontages. The Sixth Street access will become their primary access and they would like to install a second sign, matching the existing sign along Rothsville Road. He explained that they would be allowed three signs, two road frontage signs not to exceed 40sf each or one road frontage sign combined not to exceed 80sf, and one wall sign not to exceed 40sf. Their current road sign is 64sf and they have not installed a wall sign. They are requesting the second road sign to be 64sf and are willing to not install a wall sign. Their net increase would be 8sf.

On a motion by D. St. Clair, seconded by J. Strathmeyer, the Board unanimously approved the variance request. B. Nolt abstained.

CASE #912 – Matt Woodcraft Variance – Matt Woodcraft was sworn in. M. Woodcraft testified that they own the property located at 1318 Church Street in Brunnerville and have recently moved to Owl Hill Road. The current home has a four bedroom home, a one-bedroom in-law quarters and his business in the barn. He was requesting a Variance to allow this home to be used as a two unit with 4 parking spaces in the rear and 2 on the road. D. Clark asked the Zoning Officer if the road spaces could be used. After reviewing the zoning ordinance, it was determined that only offsite parking was allowed. The Zoning Hearing Board took an executive session.

On a motion by D. Clark, seconded by D. St. Clair, the Board unanimously denied the variance request.



CASE #913 – Lancaster Lebanon Habitat for Humanity Variance – Attorney Jim Thomas, Andrew Szalay, Alex Piehl, Denise Freeman and Michelle Bingham were sworn in. An application has been received from Lancaster Lebanon Habitat for Humanity, 445 Fairview Avenue, Lancaster, PA 17603, equitable owners of the properties located at northwest corner of Woodcrest Avenue and Sixth Street owned by Moravian Manors. The applicant is seeking the following Variances to the Warwick Township Zoning Ordinance: Section 340-14.E to reduce the minimum lot width and lot size of six of the seven proposed lots and Section 340-120.K(1) for an extension of time within the R1 Zoning District. A. Piehl oriented those in attendance to the plan that was submitted as part of the application. The design is for 7 lots, which would be 65 ft. wide for lots 2-7, lot 1 is an irregular configuration as a result of the round-a-bout. Lot 1 has adequate lot width and lot area. The variance would be for lots 2-7. The design proposes access to the property off of alley A off of West 6th Street. The homes would front along Woodcrest Avenue. They would comply with the 40 ft. building set back. They would also provide the required 15 ft. side set-backs and 35 ft. rear building set back. There would be a shared access easement across Alley A as well as storm water easements for the existing storm water basin and any other storm water facilities. The intent is to establish an HOA that would be responsible for the ownership and maintenance of the common areas. A. Szalay from Habitat gave a brief overview of their program. Public comment was given. The Zoning Hearing Board took an executive session.

On a motion by D. St. Clair, seconded by J. Strathmeyer, the Board unanimously denied the variance request.

OTHER BUSINESS TO COME BEFORE THE BOARD:

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:40pm.

Respectfully submitted,

Thomas Zorbaugh
Code Enforcement and Zoning Officer