

**WARRINGTON TOWNSHIP ZONING HEARING BOARD
MINUTES FOR THE September 29, 2009, MEETING**

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on September 29, 2009, at the Township Building located at 852 Easton Road, Warrington PA 18976.

Pledge of Allegiance: The meeting opened with a pledge to the flag.

Introduction of Members: The members present were as follows:

| | |
|---------------------|----------------|
| Frank Shelly | Chair |
| Janice Devito | Vice Chair |
| Kevin Lawlor | Secretary |
| Wayne Bullock | Member |
| Fred Gaines | Member |
| | |
| William Bolla, Esq. | Solicitor |
| Michael Mrozinski | Zoning Officer |

Stenographic Record: A stenographic record of the meeting will provide a record of the proceedings. Copies of the stenographic record may be purchased from Blum-Moore Reporting Services Inc.

Public Comment: None

Hearing 1 **Ich Kien Tran**
Premises: 525 Easton Road, Warrington, PA 18976
TMP: 50-032-044
Zoned: C2

The applicants are requesting a special exception to permit a combination of a dwelling and business pursuant to section 1104.A of the Warrington Zoning Ordinance. This matter was continued from a previous hearing.

Parties Requesting Party Status: none

Ich Kien Tran - Applicant
Ronald Isgate, Esq. – Attorney for applicant
Simon Kam, AR Engineering - Engineer for applicant
Alex Rong, AR Engineering - Engineer for applicant

- B 1 – Application**
- B 2 – Notice letters provided for the hearing**
- B 3 – Affidavit of advertising**
- B 4 - Posting**
- B 5 - Revised Application**
- B 6 – Plan of Survey 7-14-09**

- B 7 - Proof of Publication**
- B 8 – Mailing**
- B 9 - Affidavit of posting**
- B 10 – Request for continuance – Isgate – 8-24-09**
- B 11 – Notice**
- B 12 – Mailing**
- B 13 - Posting of property**

Board Solicitor William Bolla gave historical background of this matter; Attorney Isgate submitted materials.

- A 1 – Outline of evidence**
- A 2 – Construction Plan AR Engineering – 9-22-09**

Attorney Isgate discussed necessary the existing non-conforming use. Story 1 will be a tan/nail salon, story 2 will be residential. Testimony was given by Engineer Simon Kam. The plan will create additional curb cut. They have not had contact with PennDOT. Engineer Alex Rong discussed traffic concerns. After some questioning by various members of the ZHB, the applicant was asked to do further work to gather the information necessary for a complete presentation. A continuance will be given so that the applicant can return in October.

Hearing 2 Beneficial Savings Bank
1560 Easton Road
TMP: 50-026-045
Zoned: OI

The applicants are requesting an interpretation that the Zoning Officer erred by incorrectly classifying the stone wall at the entrance to the Stone Manor Corporate Center as a free-standing monument sign, which uses the allowed square footage, and thus denied the applicant's permit application. Alternately, the applicant is requesting a variance from 27 to allow a free-standing sign

Parties Requesting Party Status: none

Herb Sulfield, Esq. – Fox Rothschild - Attorney for applicant
Carl Janetka, - Van Cleef - Engineer for applicant
Jane Connor - sign company representative
Dave Horner – Horner and Cantor – Traffic Engineer

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John Evans, applicant and Joseph Wagner, Esq., attorney representing the applicant gave background on the matter. They discussed the specific requirement of the Federal Bureau of Alcohol, Tobacco, and Firearm's (ATF) requirement requiring a provision for Mr. Evans to be able to sell firearms from his home. This was prohibited by the previous application and was the reason for the applicant requesting relief from the Board. Mr. Evans stated that he still did not intend to sell arms from his home, but needed a provision to do so strictly for licensing requirements of ATF. Several neighbors spoke in support of the application. A motion was made to amend the previous decision by allowing for firearms sales from the location. All other provisions of the decision were to remain unchanged. A motion was made and seconded. All members voted affirmatively to grant the relief requested.

The Board approved the minutes of July 20, 2009, all voting in the affirmative.

The meeting was adjourned at approximately 8:15 PM.

Respectfully submitted,

Kevin Lawlor
Recording Secretary