



AGENDA
WARRINGTON TOWNSHIP ZONING HEARING BOARD
August 28, 2023 – 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

- a. July 24, 2023

4. New Business

1. WTZHB 23-07 (Miller-Crestwald Terrace) continued

- a. Regarding Tax Parcel No. 50-024-001-001 which is located at the northwest corner of Route 611 and Oakfield Road in the BZ, Business Zone District of Warrington Township. Applicant seeks to develop the subject property to be used as a restaurant with drive-thru service with associated paving, parking and stormwater management improvements. Applicant seeks to replace the plan proposed for the zoning plan submitted when granted previous relief for the subject site. Applicant seeks the following variances: (1) from §370-425.5.A(6), to permit the front façade of the proposed building to be greater than 35 feet from the street line; (2) from §370-601.P and §370-604.A, for (i) the required parking, access and circulation roads, driveways and/or loading to be setback less than 15 feet from the street line, (ii) the required parking setback to be less than 25 feet from the street line of any public street, and (iii) to provide more than 15% of the parking in front of the building; (3) from §370-601.Q(1), to provide planter box in-lieu of 10-foot planting strip between the building and adjacent parking stalls; (4) §370-605.B, to permit the loading to be located within the parking area and restricted to when the business is closed to the public.

2. WTZHB 23-10 (Stenken)

Regarding Tax Parcel No. 50 004 105 003 which is located at 1090 Lower State Rd, in the RA Residential Agricultural Zoning District of Warrington Township. Applicant John Stenken, seek to construct an accessory structure on the property for storage of farm equipment. Applicants seek a variance to construct an oversized barn to replace a historical barn that had to be torn down, Section 370-305H(6)H4.a, and add an additional accessory structure, Section 370-305H(6)H4.b

5. Next Meeting

- a. **September 18, 2023**