

# Warwick Township Planning Commission

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## February 19, 2020 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:01 p.m. at the Township Municipal Building. Other members present were Andy Donaldson, Susan Hudson, and Olga Karkalas. Gary Kraft of Kraft Engineering also attended.

### **Minutes**

The minutes of the Regular Meeting of January 15, 2020 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed with all ayes. Andy Donaldson abstained because he had not attended the meeting.

### **Public Comments**

There were no public comments.

### **Correspondence**

The Building Permit Report for January 2020 was reviewed.

### **Sketch Plans**

No sketch plans were submitted.

### **Preliminary and Final Subdivision Plans**

A. *545 Rock Run Road Minor Subdivision Plan*: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

B. *Black Granite*: The applicant was represented by Mike Bercek of Bercek and Smith Engineering, Inc. The following documents were received: a revised plan with a revised date of January 28, 2020; a review letter from Kraft Engineering, dated February 11, 2020; and a copy of the Request for Planning Waiver & Non-building Declaration, dated 1/28/20. The Request form was submitted to the DEP but was not yet signed by the Sewage Enforcement Officer. The Kraft Engineering review letter was discussed. Gary Kraft stated that the PNDI search ticket had been provided. Access easement agreements have been recorded and copies will be provided. Fred Reisser made the motion to recommend to the Board of Supervisors that the following waivers be approved: SLDO §701.A.2.aa. and a partial waiver to SLDO §701.A.2.u. to require only 2 monuments. The motion was seconded by Andy Donaldson and passed with all ayes. Waivers to SLDO §§701.A.1.a., 701.A.1.e., and 701.A.2.n.i. had been previously dealt with. Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the plan subject to the following conditions: a legal description

of all lots is to be provided; the completed seals and signatures of the Owner and responsible professionals are to be provided on the plan; a completed Request for Planning Waiver & Non-building Declaration signed by the Sewage Enforcement Officer is to be provided; the location of the 2 monuments is to be specified on the plan; and copies of the access easement agreements are to be provided. The motion was seconded by Susan Hudson and passed with all ayes.

C. *Winters*: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

D. *Stonewall Golf Course Clubhouse*: Adam Brower of Edward B. Walsh & Associates, Inc., and Chris Kimmel represented the applicant. The following documents were received: a letter from Kristin Camp, dated January 28, 2020, regarding a 90-day extension of time; a review letter from Kraft Engineering, dated February 11, 2020; a Hydrological Study with a revised date of 8-16-19; an Environmental Impact Assessment (Amended) with a revised date of January 2, 2003; a letter from the DEP, dated January 10, 2020, stating that no planning modules were required; a PNDI search ticket, dated 1/9/2020, stating that there were no known impacts of this building plan; a letter from Adam Brower, dated February 3, 2020, describing requested waivers; a letter from Adam Brower, dated February 3, 2020, constituting a response to the Kraft Engineering review letter of November 18, 2019; and a revised plan with a revised date of 12-26-19. Also received were the certified mail receipts for the neighbor notification letters. The Planning Commission discussed the Kraft Engineering review letter. The proposed limit of disturbance is located within an area of Secondary Archeological Sensitivity and this was not adequately addressed in the Environmental Impact Assessment. The Planning Commission requested that an archeological professional be present on site during the initial excavation. The applicant agreed to this and a note to this effect will be added to the plan. The locations of the well and sewerage line will be added at least on page 2 of the plan. A no impact note regarding the wetland delineation will also be added. A Stormwater BMP Maintenance Agreement will also be provided. Fred Reisser made the motion to recommend to the Board of Supervisors that the following waivers be approved: SLDO §§301.A.2.a.3, 701.A.1.a. (listed as 502.A.1. on the plan, which will be corrected), 701.A.2.h., 701.A.2.q., 701.A.2.u., 802.A.18., and 811.D.5. The motion was seconded by Andy Donaldson and passed with all ayes. Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the plan subject to the following conditions: dimensions to the "Right-of-Way previously offered for dedication" are to be added to the plan; the locations of existing well and septic system are to be added to the plan (at least on p. 2 of the plan); a no impact note regarding the wetland delineation is to be added to the plan; completed seals and signatures of the Owners and responsible professionals are to be provided; compliance with §305 if the Township so desires; a Stormwater BMP Maintenance Agreement is to be provided; and a note regarding the presence of an archeological professional on site during the initial excavation is to be added to the plan. The motion was seconded by Andy Donaldson and passed with all ayes.

E. *Natural Lands Trust-Garner Subdivision*: The following documents were received: a revised plan dated 1-15-2020; a review letter, dated January 29, 2020, from Kraft Engineering; a

copy of an email from Jack Stefferud requesting a 60-day time extension; and a completed Request for Planning Waiver & Non-Building Declaration, signed by the Sewage Enforcement Officer on 1/31/2020. The Planning Commission discussed the Kraft Engineering review letter with the applicant's representative, Jack Stefferud. The plan shows corner markers as "to be set," which will be changed to "set" on the plan. Fred Reisser made the motion to recommend to the Board of Supervisors that the following waivers be approved: SLDO §§301.A.2.a.3. and 802.A.18. The motion was seconded by Susan Hudson and passed with all ayes. Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the plan subject to the following conditions: corner markers currently labeled as "to be set" on the plan are to be changed to "set"; and the completed seals and signatures of the Owners and responsible professionals are to be provided. The motion was seconded by Andy Donaldson and passed with all ayes.

### **Other Business**

*A. Bethesda Baptist Church: Concept Plan:* A letter, dated December 13, 2019, was received from Scott T. Miller regarding a proposed parking lot expansion project at the Bethesda Baptist Church property located at 2140 Harmonyville Road, Pottstown, PA. A concept plan dated September 9, 2019 was also provided. The letter requested clarification on the submission, review, and approval procedures for the plan. However, as this is a non-residential building, the Planning Commission believed it fell within the definition of a land development. The submission, review, and approval procedures are also fully described in the SLDO. A letter stating the above will be sent to the applicant's representative.

*B. Zoning Hearing Board: A&E Builders:* A&E Builders submitted a request for a variance from the terms of §403 of the Zoning Ordinance for the property located at 2459 Jones Road, Pottstown, PA, owned by Kevin McCardell. The property constitutes 3.1 acres and is located in the R-A district. The applicant proposes constructing a 3-car garage with storage above for possible future bedrooms. Also proposed is the construction of a 7' retaining wall. A letter from T.J. Halligan from Kraft Code Services, dated January 14, 2020, stated that the project could not be approved because it did not meet the regulations set forth in the Zoning Ordinance. The building is regarded as a nonconforming structure and cannot be enlarged by more than 50% provided that the enlargement does not increase the building's nonconformity. The Planning Commission agrees with the Zoning Officer's opinion. The proposed plan does not meet the MPC requirements for a variance. A hardship has not been established and there may be other options for the location of the garage or addition.

*C. Zoning Hearing Board: Donohoe:* The applicant filed an application for a special exception pursuant to the terms of §401.C of the Zoning Ordinance for the property located at 2072 Ridge Road, Elverson, PA. It is proposed to convert the existing dwelling closest to Ridge Road into guest quarters and to construct an addition to the structure located closest to the pool. The addition will contain a garage and an elevator. The Planning Commission had no objections to this application for a special exception.

The Planning Commission discussed scheduling workshop sessions on amendments to the Zoning Ordinance and SLDO. Andy Donaldson made the motion that a workshop session is to

be held on February 26, 2020 at 7:00 p.m. at the Township Municipal Building. The motion was seconded by Susan Hudson and passed with all ayes.

**Adjournment**

There being no further business, at 8:45 p.m. Susan Hudson made the motion to adjourn the meeting, which was seconded by Andy Donaldson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,  
Secretary