

Warwick Township Planning Commission

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June 19, 2019

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. Charles Jacob was absent. Gary Kraft of Kraft Engineering also attended.

Minutes

The minutes of the Regular Meeting of May 15, 2019 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed.

Public Comments

There were no public comments.

Correspondence

The Building Permit Reports for April and May 2019 were 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*: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

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

D. *Thunderwash Land Development Plan*: The following documents were received: revised plan dated 6/3/19; letter from Witman Engineers & Consultants, LLC, dated June 4, 2019, which constituted a response to the Kraft Engineering review letter of December 14, 2018; a review letter from Kraft Engineering, dated June 12, 2019; a letter from Witman Engineers & Consultants, LLC, dated June 3, 2019, which constituted a copy of letters sent to adjoining neighbors as part of the requirements in SLDO §303.E; copies of the certified mail receipts for the neighbor notifications; and a letter from Witman Engineers & Consultants, LLC,

requesting a waiver to SLDO §802.C.3. The revised plan shows a new underground storage tank and a new upper bed. The Commission discussed the Kraft Engineering review letter. Mr. Kraft noted that the delineation of some of the steep and very steep slopes may not be accurate and should be reviewed so as to avoid conditional use approval in accordance with ZO §1602.B1 & 2. The PNDI search results will be provided. The Landscaping Plan (Sheet 9 of 9) included 10 specimens of *Euonymus alata* (burning bush), which is on the Township's list of invasive plants (see Appendix K.6 of the ZO). This species should be replaced by a more suitable species such as those listed in Appendix D of the ZO. Andy Donaldson made a motion to recommend to the Board of Supervisors that the Preliminary Land Development Plan be approved subject to the following: resolution of open items in the June 12, 2019 Kraft review letter, replacement of the invasive species, burning bush, by a species listed in Appendix D of the ZO, and verification of additional receipts of neighbor notifications. 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 waiver to SLDO §802.C.3 (right-of-way). The motion was seconded by Andy Donaldson and passed with all ayes.

E. *Taylor*: This subdivision concerns 3 lots located at the eastern corner of the intersection of Warwick Furnace and Trythall Roads. The proposed plan shows the consolidation of two existing lots (Lots 2 and 3) and changes to the lot line configuration of the lot identified as Lot 4. The following documents were received: a plan, dated April 4, 2019; a review letter from Kraft Engineering, dated June 13, 2019; copies of certified mail receipts of notification letters to abutting owners to satisfy SLDO §303.E; a copy of the Warwick Township Application Form for Subdivision and/or Land Development Plans; Act 247 County Referral form, dated 6/4/19; County of Chester Subdivision/Land Development form; a final (minor) Plan Checklist, dated 6/4/2019; copies of Indentures for Parcel ID Nos. 19-5-149, 19-5-150, and 19-5-151; and a copy of the title plan of the final subdivision plan for Meadow Run Limited Partnership, last dated December 2002. The applicant was represented by David Beideman and Wesley and Kerrill Taylor. Mr. Beideman described the proposed consolidation/lot line changes. The Commission discussed the Kraft Engineering review letter with the applicants. Mr. Beideman indicated that the comments will be addressed in a revised plan. Waivers have been requested to SLDO §701.A.1.a, §801.B, and §802.A.18. A waiver may also be needed to §806.B (lot lines substantially at right angles to the street lines). Because French & Pickering Creeks Conservation Trust has an existing conservation easement on one of the lots, the Commission requested a written opinion from the Trust on the present subdivision.

Other Business

A. *Brandywine Branch Distillers*: Don Avellino from Brandywine Branch Distillers and Tim Floros from Levante Brewing Company described their proposal for a temporary (seasonal) beer garden for the Brandywine Branch Distillers property, located at the intersection of Warwick Road and Route 23, just west of Route 345. The beer garden events are to be held from Friday through Sunday from 12 p.m. to 8 p.m. during the months of July and August

(until Labor Day). No food trucks will be provided. At most 120 to 140 people are expected. A gravel entrance is proposed, the graveled egress being located on a short current dirt access road. To meet the parking requirement of ZO §1700.4, 62 parking spaces will be provided on the grass surface with 48 reserve parking spaces. The sketch plan also showed 20 8-foot picnic tables, 5 Port-O-Potties, 2 temporary tents, and a beer dispensing trailer. The question arose whether the proposed parking met ADA requirements. The restoration of the grass areas to their original state was also discussed. The distillery was approved in 2015 as a land development that comprised the renovation of the existing barn and use of the adjacent field (to be used for the beer garden) for an herb garden and small orchard. Neighbors' concerns at the time of the land development hearings were noise, smells, and traffic. The Fish and Wildlife Service had indicated that there would be no adverse effects in regard to a possible conflict with the bog turtle habitat but that the Service should be consulted if there were any changes to the proposed project. The Commission did not believe that this temporary but repeated event required a land development plan but that it could be handled by a permitting process. A letter will be sent to the Board of Supervisors describing the Commission's opinion, concerns, and suggestions for permit requirements. Because current ordinances do not appear to cover such events, this matter should be addressed in the next update of the Zoning Ordinance.

Adjournment

There being no further business, at 8:58 p.m. Andy Donaldson made the motion to adjourn the meeting, which was seconded by Susan Hudson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary