

Warwick Township Planning Commission

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July 17, 2019

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:03 p.m. at the Township Municipal Building. Other members present were Charles Jacob, Susan Hudson, and Olga Karkalas. Andy Donaldson was absent.

Minutes

The minutes of the Regular Meeting of June 19, 2019 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed with Charles Jacob abstaining because he had not attended the meeting.

Public Comments

There were no public comments.

Correspondence

The Building Permit Reports for June 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: a final land development plan with a revised date of 7/2/19; letter from Witman Engineers & Consultants, LLC, dated July 9, 2019, which constituted a response to the Kraft Engineering review letter of June 12, 2019; letter from the Chester County Planning Commission, dated July 10, 2019; plan checklist for subdivision and/or land development plans, dated 7/10/2019; PNDI report from the Pennsylvania Department of Conservation and Natural Resources with a review date of 5/31/2019; Erosion and Sediment Pollution Control Report with a revised date of June 4, 2019; and Post Construction Stormwater Management Report with a last revised date of June

26, 2019. In the PNDI report, the U.S. Fish and Wildlife Service requested that a Bog Turtle Habitat (Phase 1) Survey be conducted. The applicant's response was that such a survey was not conducted because "there are no waters/wetlands anywhere within the property or within the limit of disturbance." Further discussion on this land development plan was tabled until a review from Kraft Engineering is received.

E. *Taylor*: The following documents were received: a revised plan with a revised date of 7/09/2019; a letter from Beideman Associates, dated July 09/2019, constituting a response to the Kraft Engineering review letter of June 13, 2019 and to comments of the Planning Commission; a letter from the Chester County Planning Commission, dated July 10, 2019; and legal descriptions for New Lot 4 and New Lot 2-3. Further discussion on this subdivision was tabled until a review from Kraft Engineering is received.

Other Business

A. *Zoning Hearing Board Application: Black Granite LP and Matthew and Hope Cremers*: The ZHB application seeks to rectify access to a land-locked lot at 1805 Ridge Road, Pottstown. A plan dated October 7, 2016 shows a driveway access easement from Route 23 to a lot identified by UPI #19-6-55.3. The Commission had no objections to the application but discussed the following concerns: the driveway may not be wide enough to allow access by emergency vehicles; there should be a maintenance agreement for the driveway; the proximity of a spring house to the easement should be considered in the event the driveway has to be widened. A letter will be sent to the Board of Supervisors on this matter.

Adjournment

There being no further business, at 8:00 p.m. Susan Hudson made the motion to adjourn the meeting, which was seconded by Charles Jacob. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary