

Warwick Township Planning Commission

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August 21, 2019

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:02 p.m. at the Township Municipal Building. Other members present were Charles Jacob, Susan Hudson, and Olga Karkalas. Andy Donaldson was absent. Gary Kraft from Kraft Engineering also attended.

Minutes

The minutes of the Regular Meeting of July 17, 2019 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.

Public Comments

There were no public comments.

Correspondence

The Building Permit Report for July 2019 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*: 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. *Taylor*: A review letter, dated July 23, 2019, from Kraft Engineering was discussed. Susan Hudson made the motion to recommend to the Board of Supervisors that the following waivers to SLDO sections be approved: SLDO §701.A.1.a (relief to allow 1"=100' scale rather than the required scale of 1"=50'), §802.A.18 (relief from roadway improvements and tree removal within the existing and widened road rights of way), §801.B (relief from replacing the existing iron pin corner markers on the property perimeter with concrete monuments and to permit the existing markers to satisfy this requirement), and §806.B (relief from the requirement for

lot lines to be substantially at right angles to the street line). The motion was seconded by Fred Reisser and passed with Charles Jacob abstaining because he is a supervisor. Susan Hudson made the motion to recommend to the Board of Supervisors that they approve the plan subject to corner markers for the lots being set and the completed seals and signatures of the owner and responsible professionals being added. The motion was seconded by Fred Reisser and passed with Charles Jacob abstaining because he is a supervisor.

E. *Thunderwash Land Development Plan*: A review letter, dated July 24, 2019, from Kraft Engineering was briefly discussed. Further discussion on this land development plan was tabled until a revised plan is received.

Other Business

A. *Conditional Use Application: Loughin*. The following documents were received: Conditional Use Request with a Date Rec'd of 7/31/19; a review letter, dated August 21, 2019, from Kraft Engineering; the notice for the public hearing to be held on September 3, 2019; Exhibit A from Bercek and Smith Engineering, Inc.; Environmental Impact Assessment & Stormwater Management Report, dated July 25, 2019; and a Conditional Use Plan dated July 25, 2019. The Conditional Use Application seeks permission to disturb existing steep slopes at the property located at 1833 Ridge Road, Pottstown, PA, to construct a residential addition to the current dwelling. The Planning Commission discussed the Kraft Engineering review letter. Susan Hudson recused herself at 7:20 p.m. from this discussion because of a possible conflict of interest. The Planning Commission had no objections or concerns about this Conditional Use Application. A letter will be sent to the Board of Supervisors on this matter. Mrs. Hudson rejoined the Planning Commission meeting at 7:35 p.m.

B. *Zoning Hearing Board Application: Oswald*. The following documents were received: a Zoning Hearing Board application constituting a request for a variance to ZO §1927.6.B(1); various layout diagrams, including a site plan, dated 4/21/2019 from momentum Solar; and a subdivision plan of James and Florence Keim, dated July 27, 1978. The application requests relief from the cited ZO section which limits the square feet for a solar array to 360 sq. feet. The proposed solar array would cover over 1440 square feet. The applicant stated that the solar panel array covering 360 sq. feet would generate 6.5 kW, whereas the proposed array would generate 24.57 kW. The requested variance is to make the solar panel system "economically feasible." Concerns discussed by the Planning Commission included the adequacy of screening and whether the generated power exceeded the amount of power actually needed for the buildings on the property. The variance request does not meet the requirements stated in Section 910.2 of the Pennsylvania Municipalities Planning Code as the applicant's situation appears to be a self-created hardship.

C. *Zoning Hearing Board Application: Coudon*. The following documents were received: application to the Zoning Hearing Board constituting an appeal to the decision of the Zoning Officer and a request for a variance to ZO §401.A.2 and 403.B.3, 4, 5, 8, 9, and 10; Zoning

Notice of Violation and Cease and Desist Enforcement, dated May 9, 2019, from Joseph Boulanger, Warwick Township Zoning Officer; and various photographs. A site plan was not included. The parcel, located at 511 Pine Swamp Road, Pottstown, PA, in the R-A district is 0.21 acres and therefore non-conforming. The applicant converted an existing garage into a dwelling without a building and/or zoning permit. Also on the property is a trailer that the applicant claims is not habitable. The first ZO section cited in the application should probably be §401.A.4. A site plan showing existing structures and required setbacks should be provided. If the setback requirements for a habitable residence cannot be met due to the size of the lot, a variance for a single dwelling should be granted as the applicant's situation would not be a self-created hardship. Alternatively, the existing footprint created by the trailer can be used for a new dwelling.

D. *Stonewall – Land Development?* The Planning Commission reviewed a Cart Storage Building Plan with a revised date of 8-13-19 for the Stonewall Golf Course Clubhouse. The Planning Commission was requested to issue an opinion as to whether the proposed plan is a land development plan. The plan shows a large building for storing carts with various storm water management measures. The disturbed area is 20,625 sq. feet and the proposed impervious surface is 3485 sq. feet. A gravel drive will exit onto Redding Furnace Road. In view of the fact that the proposed construction is a large commercial structure, the Planning Commission regards the proposed plan to be a land development plan.

Adjournment

There being no further business, at 8:33 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