

Warwick Township Planning Commission

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June 16, 2021 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 Susan Hudson and Olga Karkalas. Andy Donaldson did not attend.

Minutes

The minutes of the Regular Meeting of May 19, 2021 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 Planning Commission reviewed the Building Permit Reports for May 2021.

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

Other Business

A. *Zoning Hearing Board Application: Rodrigues*: The application concerns site improvements to the property at 16 Millstone Lane, Pottstown PA. The improvements include the addition of a proposed pool, pool deck, and a retaining wall. A variance is requested from Zoning Ordinance §403.B.6 to allow the impervious surface coverage to exceed 10%. Back when the subdivision plan which included this property was approved, the maximum impervious surface coverage permitted was 25%, but the ordinance was amended and reduced this maximum coverage to 10%. The impervious surface coverage of the proposed improvements is 16.0% (existing impervious surface coverage is 13.5%). The Planning Commission does not see a clear hardship in this case and believes that this application does not meet the requirements for a variance per Section 910.2 of the Pennsylvania Municipalities Planning Code. Water run-off is also a matter of concern, which would be exacerbated by the increased impervious surface. The proposed pool may also have an effect on the nearby septic field.

B. Zoning Hearing Board Application: 61 Morningside LLC: The application requests a variance from Zoning Ordinance §501.A.1. The property in question is located at 61 Morningside Drive, Elverson, PA, and consists of approximately 5 acres. Current structures are a church sanctuary and a parish hall building. None of these structures are historical. There is also a cemetery on the property. Proposed are the use of the sanctuary as a leasable event space and the fitting out of fully equipped residential units for 'short-term rental'. Although a Special Exception was granted in 1987 per ZO §501.C.1., the present application concerns a commercial use which is not permitted in the R-1 district. 'Short-term rental' also suggests the use of these units for hotel/motel type purposes, which is permitted only in the B-2 district. Longer-term rental of the proposed units would suggest an apartment-like use which is also not permitted in the R-1 district. Again, the Planning Commission does not see a clear hardship and believes that this application does not meet the requirements for a variance per Section 910.2 of the Pennsylvania Municipalities Planning Code. Although a Special Exception was granted in 1987 per ZO §501.C.1., the present application concerns a commercial use which is not permitted in the R-1 district.

C. Zoning Ordinance Amendment to Permit and Regulate Temporary and Recurring, Seasonal Uses and Structures: The Planning Commission again discussed the proposed amendment. The discussion focused on the deletion of the proposed §1910.A and revision of the wording of the proposed §1910.B.1 under Recurring Seasonal Uses. Further review of the amendment was proposed.

Adjournment

There being no further business, at 7:50 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Susan Hudson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary