

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520
(610) 286-5557 • FAX (610) 286-7792
www.warwick-chester.org

August 18, 2021 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 Andy Donaldson, Susan Hudson, and Olga Karkalas. Ed Theurkauf of Theurkauf Design and Planning also attended.

Minutes

The minutes of the Regular Meetings of December 16, 2020 and July 21, 2021 were reviewed. Andy Donaldson made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed with all ayes. The minutes of the Regular Meeting of June 16, 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 with Andy Donaldson abstaining because he had not attended the meeting.

Public Comments

Greg and Kim Manorek of School Road were concerned about stormwater runoff from a lot above them. It was recommended that they consult the Township Zoning Officer. Carol Maholland also inquired about the acreage of the 545 Rock Run Road subdivision.

Correspondence

The Planning Commission reviewed the Building Permit Reports for June and July 2021. A letter, dated July 28, 2021, was received from the PECO Green Region Open Space Program, which is a project between PECO and Natural Lands, announcing the availability of grants for open space projects. The application deadline is 9/30/2021.

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 Ordinance Amendment to Permit and Regulate Temporary and Recurring, Seasonal Uses and Structures: The Planning Commission discussed the latest draft of this proposed ordinance, dated 6/2/2021, with consultant Ed Theurkauf. The discussion covered revising the definition of 'Recurring Seasonal Use' and using the term 'Commercial Event Venue'; retaining the paragraphs on construction trailers; and including the building permit application information in an appendix. Because the proposed Recurring Seasonal Uses would only be permitted in the B-1 and B-2 Zoning Districts, it was suggested that these uses be included under Conditional Uses in the respective sections on these districts and not in Section 1910. These proposed recurring seasonal uses would not affect events in parks or on residential properties. The Commission also discussed the possible regulation of short-term rentals, such as Airbnb.

Adjournment

There being no further business, at 8:40 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