

Warwick Township Planning Commission

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February 15, 2017

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:09 p.m. at the Township Municipal Building. Other members present were Susan Hudson, Charles Jacob, and Olga Karkalas. Andy Donaldson was absent.

Minutes

The minutes of the Regular Meeting of January 18, 2016 were reviewed. Susan Hudson made a motion to approve the minutes as submitted, which was seconded by Olga Karkalas. The motion passed unanimously. Hope Cremers raised an objection to the accuracy of the last two sentences in regard to the Black Granite subdivision.

Public Comments

There were no public comments.

Correspondence

The Building Permit Report for the month of January 2017 was reviewed. An announcement was received describing a workshop on Performance Landscapes: Monitoring the Success of Stormwater Management Practices.

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. The applicant was represented by Hope and Matthew Cremers. Hope Cremers stated that she had attempted to speak to the Township Solicitor at the last Board of Supervisors' meeting and was told that the solicitor was not authorized to speak to her. Hope Cremers also stated that the package (Summary and memorandum of information) that had been provided to the Planning Commission at the last meeting had been sent to the Township. Mr. Jacob stated that he had not received a copy of it. Mr. Reisser again stated that the Planning Commission had no legal jurisdiction to address the current complaints. It was recommended that the Cremers bring up these matters with the Board of Supervisors.

C. *Winters*: No reviews or amended plans have been received. Email from the Township Solicitor indicated that this plan will be considered and reviewed as a preliminary/final minor subdivision plan. Further discussion on this subdivision was tabled.

Other Business

A. *Rosen/French and Pickering Creeks Conservation Trust — Zoning Ordinance Amendment*: The following documents were received: email from Gary Kraft, Township Engineer, dated 2/8/2017, with comments; letter, dated 2/2/17, from Kristin Camp representing Edward and Kathleen Rosen, with the enclosures: Petition to amend the Warwick Township Zoning Ordinance filed on behalf of Edward and Kathleen Rosen and a proposed ordinance. The affected properties are 63 acres located at 700 and 800 Warwick Furnace Road within the National Heritage Protection District (NHP). Letters were also received from Township residents, Ray and Terry Bentley and Lynn Leary. A document from French and Pickering Conservation Trust (designated as Trust hereafter) entitled Warwick Furnace Farm Project Summary, dated 12/6/16, was also received. The Rosens and Kristin Camp attended the meeting. The Trust was represented by Robert Wilson, Cary Leptuck, and Mark Wilcox. The Petition part of the proposal was provided in accordance with ZO §2301 – Amendment Procedure. The proposed ZO amendment proposes the addition of a new subparagraph to ZO §2601.D.1. (Conditional Uses) that allows "an office and meeting facility for conservation activities conducted by a not-for-profit organization," as well as the addition of two new subparagraphs to §2410 (Use Regulations) that would permit a variety of commercial uses as accessory uses by right on lots that contain accessory structures that are designated as Class I or Class II Historic Resources. The proposed uses are similar to principal uses permitted in the Business District. Also proposed are guest lodgings comprising not more than 10 guestrooms. Ms. Camp, in her presentation, stated that the Rosens would own both lots but may be leasing house(s) on the 12-acre property to the Trust for use as offices. Various questions and concerns were raised by members of the Planning Commission and residents, including the following: why the uses listed as proposed in regard to §2410 should be by right rather than conditional uses, the adequacy of the septic system, issuance of permits for events, increased traffic on Warwick Furnace Road, the number of attendees at gatherings or events and how this would be enforced, security for gatherings/events, staff required for the activities and gatherings/events, the actual number of gatherings/events, what would happen in the future (e.g., further requests to accommodate larger events such as weddings), possible lawsuits requesting similar uses on similar properties, the use of Open Space Funds to purchase the entire property (referring to the property as a whole prior to the subdivision that created the two parcels in question), the commercial nature of the proposed activities, screening, adequate parking facilities, and the acreage requirement as being discriminatory. Mr. Jacob suggested that the paragraphs proposed as amendments to §2410 be moved to §2600. Mr. Jacob read the letter from Ray and Terry Bentley. Mr. Jacob also stated that the traffic may be comparable to that experienced on Piersol Road due to various activities by the Crow's Nest Preserve. The Planning Commission made no recommendation concerning the proposed amendment at

this meeting because a revised version of the amendment may be provided for the next meeting. The proposed ZO amendment will also be reviewed by the Historical Commission.

Adjournment

There being no further business, at 10:35 p.m. Charles Jacob made the motion to adjourn the meeting, which was seconded by Susan Hudson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary