

# Warwick Township Planning Commission

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

April 19, 2017

## MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:00 p.m. at the Township Municipal Building. Other members present were Andy Donaldson, Susan Hudson, Charles Jacob, and Olga Karkalas.

The March meeting of the Planning Commission had been cancelled due to inclement weather.

### Minutes

The minutes of the Regular Meeting of February 15, 2017 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion was approved, with Andy Donaldson abstaining because he had not attended the meeting.

### Public Comments

There were no public comments.

### Correspondence

The Building Permit Reports for the months of February and March 2017 were reviewed. A letter, dated March 8, 2017, from Stephen V. Siana, regarding the Rosen petition for rezoning was received. Mr. Siana represented the interests of Allison and Matt Tongiani on the Rosen petition.

### 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. A letter, dated April 03, 2017, from the Chester County Health Department was briefly discussed. It was the opinion of the Chester County Health Department that the submitted plan was inadequate and the Department was therefore unable to complete its review.

#### Other Business

A. *Zoning Hearing Board Application: Lorenzi:* The applicants, Peter and Pandora Lorenzi, submitted a request for a variance from the terms of §1912.B.1 of the Zoning Ordinance for the Class 3 historic house located at 680 Pine Swamp Road, Elverson, PA 19520. The house is a non-conforming structure as it is located within the front yard setback of 60 feet. The applicants propose an addition that would exceed the increase of 50% permitted for alterations or enlargements. Fred Reisser made the motion to send a letter to the Board of Supervisors stating that the Commission had no objections to this application. The motion was seconded by Andy Donaldson and passed unanimously.

B. *Ordinance to Amend the Zoning Ordinance:* The Commission discussed the proposed ordinance entitled: An Ordinance of Warwick Township, Chester County, Pennsylvania, amending Ordinance 01-2017, protection of the Hopewell Big Woods, amending the Warwick Township Zoning Ordinance, further amending the Zoning Ordinance regarding the Forest Regeneration plan requirements and guidelines as well as the applicability provisions thereof. The Commission had no concerns about the text as amended in Section 1, Article 19, General Provisions, §1923, Timber Harvesting Regulations, Subsection B, Applicability. It was noted that the word *remained* in the text in italics following the Applicability paragraph should be *remain*. There were considerable reservations about the revised text of A. Section 1923. E(3), Forest Regeneration Plan. Although the revised text stipulated that applicants *shall* provide a plan and textual description for post-harvest forest regeneration, the elements to be included in the plan and textual description were made optional by use of the word *may* and were moved to an appendix. It was the consensus that this revision made it possible for an applicant to provide a minimal description of a plan for post-harvest forest regeneration without including any of the suggested elements. Fred Reisser made the motion to convey to the Board of Supervisors the opinion and reservations of the Commission as discussed above. The motion was seconded by Andy Donaldson and passed, with Charles Jacob abstaining because he is a supervisor. The Commission also discussed options for informing residents of the new regulations, requirements, and procedures, specifically in regard to timber harvesting. One such option was an article in the Township Newsletter. Differences in treating timber harvesting as a commercial activity and clearing of land by a resident for non-commercial purposes were also discussed.

#### Adjournment

There being no further business, at 8:44 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