

Warwick Township Planning Commission

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June 21, 2017

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:01 p.m. at the Township Municipal Building. Other members present were Susan Hudson, Andy Donaldson, and Olga Karkalas. Charles Jacob was absent. Ed Theurkauf of Theurkauf Design & Planning, LLC, a Township consultant, and Gary Kraft of Kraft Engineering were also present.

There was an addition to the agenda: Floodplain Ordinance was added under Other Business.

Minutes

The minutes of the Regular Meeting of May 17, 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 Report for the month of May 2017 was reviewed. Commission members also received a copy of *A Guide to Local Farm Products in Chester County*.

Sketch Plans

Robert Blumenthal presented a sketch plan for subdividing a property, located at the SW corner of Mount Pleasant and County Park Roads, into two lots of approximately 12 acres each. The lots are regular in shape and have some steep slopes. Commission members did not have any initial concerns about the proposed lots. It is planned to submit a formal subdivision application within a few months.

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 review period for this application was extended to 1/31/2018.

C. *Winters*: No reviews or amended plans have been received. The review period for this application was extended to 9/6/2017.

D. *Joseph A. Lehrer Family Trust*: The application concerns a lot line revision involving 2 lots in which approximately 0.1 acres are to be transferred from one lot to another. The property is located at 2600/2650 St. Peters Road. The following documents were received: a plan for a minor subdivision/lot line revision, dated May 11, 2017; Warwick Township Application Form for Subdivision and/or Land Development Plans, dated 5/4/17; the Final Plan Checklist, dated 4/24/17; neighbor notifications per SLDO §303.E; Act 247 County Referral Form, dated 6/6/17; and a review letter from Kraft Engineering, dated June 19, 2017. The applicant was represented by Michael Bercek of Bercek and Smith Engineering, Inc. The Commission discussed the Kraft Engineering review letter with the applicant. Mr. Bercek stated that the plan would be revised to reflect the comments in the Kraft review letter. A waiver will be requested in addition in regard to PNDI data (§701.A.2.hh). A partial waiver will be requested in regard to property corner markers at all corners. Mr. Bercek stated that monuments will be placed along the right of way (St. Peters Road) and at the corners of the new lot line. A revised plan will be submitted for review.

Other Business

Floodplain Ordinance: The revised ordinance concerns Article 2, Definitions, and Article 15, Floodplain Conservation District, of the Zoning Ordinance. The Township's floodplain regulations are being revised to bring them in line with the new FEMA and DCED (PA Department of Community and Economic Development) requirements. Mr. Theurkauf stated that the proposed ordinance reflected changes in both format and content. Planning Commission members will review the proposed ordinance and provide comments at the next Planning Commission meeting.

Planning Commission members had received an electronic codified copy of the revised SLDO for review. The copy incorporates all prior changes to the SLDO. Planning Commission members will review the revised SLDO and provide comments.

The Planning Commission continued to discuss the Amendment Procedure in Zoning Ordinance Section 2301.

Adjournment

There being no further business, at 8:03 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