

# Warwick Township Planning Commission

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November 16, 2016

## 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, and Olga Karkalas. Gary Kraft of Kraft Engineering also attended.

### Minutes

The minutes of the Regular Meeting of October 19, 2016 were reviewed. Andy Donaldson made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed unanimously.

### Public Comments

Members from Troop 140 of the Boy Scouts of America attended the meeting to meet the Citizenship in the Community Merit Badge requirements. Chair Fred Reisser provided an explanation of Planning Commission functions and responsibilities.

### Correspondence

The Building Permit Report for the month of October 2016 was reviewed.

### 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*: Mike Bercek, representing the applicant, and Ryan Loughin of Black Granite, LP, attended the meeting. Documents received included a new plan dated March 31, 2016, a review letter from Kraft Engineering, dated November 9, 2016, and copies of receipts of additional neighbor notifications. The Commission and Gary Kraft went over the comments in the November 9 review letter with Mr. Loughin and Mr. Bercek. The subdivision includes a non-conforming lot that has no frontage on a public street. An opinion from the Township Solicitor is needed on the process in regard to this issue. The subdivision also contains historic structures and areas of primary and secondary archeological sensitivity. The applicant will try to find historical information for this site and submit any possible information on the historical nature of the structures in lieu of a study (ZO §2400). The applicant may be requesting additional waivers to SLDO §701.A.2.d.1 and §7011.A.2.ee. A Sewage Planning Module is being submitted. Access easement agreements will be updated to reflect any changes resulting from this subdivision. Access Easement 1 across Lot 1 to the barn area of Lot 2 is being discontinued.

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

D. *National Lands Trust*: The applicant was represented by Jack Stefferud. Documents received: plan dated 08-22-16, a review letter from Kraft Engineering, dated November 10, 2016, and a Request for Planning Waiver & Non-building Declaration. Neighbor notifications in accordance with SLDO §303.E were not submitted. The site is located between Laurel Road and Pine Swamp Road in the Residential/Agricultural District. The plan proposes creating a primarily wooded 17.5-acre annexation parcel to be transferred from First National Bank of Chester County (as trustee for Bertha S. Cornwall) to the Trust and subsequently to the Pennsylvania Game Commission. The land remaining in the First National Bank parcel will "be dedicated for the express purpose of agricultural use." The Commission and Gary Kraft went over the Kraft review letter with Mr. Stefferud. It was agreed that the name of the subdivision will be Natural Lands Trust/Cornwall to distinguish it from other Natural Lands Trust subdivisions. Changes will be made to the plan per the review letter. A possible buffer line in the area between the Knauer Family Trust parcel and the Wise parcel will be labeled to clarify its nature.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:41 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Andy Donaldson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,  
Secretary