

Warwick Township Planning Commission

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November 18, 2020 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 21, 2020 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed with Andy Donaldson abstaining because he had not attended the meeting.

Public Comments

There were no public comments.

Correspondence

No correspondence had been received.

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. *Conditional Use Application of Moose Properties LLC*: The following documents had been received: a review letter from Kraft Engineering, dated November 18, 2020; notice of the public hearing on this Conditional Use Application to be held on December 1, 2020; documents for the Conditional Use Application including the HARB Application Form, deed descriptions, architectural drawings, a zoning review of ZO Article 24 by Robert Wise of Richard Grubb and Associates, and various plans of the property. The applicant seeks permission to convert an existing barn into a third dwelling on the property located at 860 Warwick Furnace Road in the Natural Heritage Protection District and approximately 122 acres in size. The applicant was represented by various consultants. David Beideman of Beideman Associates described the property and the location of the various existing dwellings and proposed changes. He

stated that there would be no adverse impacts to adjoining property owners. Mark C. Meyers of Mark C. Meyers Architects described the interior and exterior architectural changes that were proposed for this conversion. Other than the creation of a patio and porch, there were no changes to the footprint of the barn. With the removal of the silo and the concrete barnyard and the building of a patio and porch, the impervious coverage would be reduced. The parking area on the north side of the barn would continue to be used and is shielded from Warwick Furnace Road by the barn building. The aforementioned Mr. Wise described how the proposed barn conversion met the provisions of ZO Article 24. The Planning Commission regarded the historical/architectural aspects of this application to be under the purview of HARB. Mr. Wise stated that at its meeting, HARB indicated that it would recommend approval of the Conditional Use Application and the conversion of the barn to a single-family dwelling. If the Conditional Use Application is granted by the Board of Supervisors, the applicant will be returning to HARB to obtain a Certificate of Appropriateness. Robert Willson, Esquire, of Lentz Cantor & Massey answered Commission members' questions. Expanding the current conservation easement (French & Pickering Creeks Conservation Trust) to include more area was discussed. The Commission went over the Kraft Engineering review letter with the applicant. The review letter questioned the appropriateness of requesting a Conditional Use under §2411.B. It was suggested that a variance from §1900.C was required to permit the proposed conversion (Item 4 in the review letter). The proposed septic system within the steep slope area would create a disturbance of 7580 square feet, which exceeds the permitted 5000 square feet (Item 5 in the review letter). Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the Conditional Use Application on the condition that Items 3, 4, and 5 of the Kraft Engineering review letter, dated November 18, 2020, be resolved. The motion was seconded by Susan Hudson and passed with all ayes.

Adjournment

There being no further business, at 8:06 p.m. Susan Hudson made the motion to adjourn the meeting, which was seconded by Andy Donaldson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary