

Warwick Township Planning Commission

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January 18, 2023 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 Eileen Cameron, Olga Karkalas, and Jim Tevis. Todd Verrecchia did not attend.

Minutes

The minutes of the Regular Meeting of December 21, 2022 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Eileen Cameron. The motion passed with all ayes. The minutes of the Reorganization Meeting of January 3, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Eileen Cameron. The motion passed with all ayes.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Reports for December 2022.

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. A letter dated December 28, 2022 from Black Granite Village, L.P., regarding an extension to December 31, 2024 was 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. *Zoning Hearing Board: Siciliano, 271 Hill Road*: This application concerns the Zoning Hearing Board Application of James and Shelley Siciliano, requesting a special exception pursuant to the terms of §1919 of the Zoning Ordinance in regard to the property located at 271 Hill Road, Elverson, PA 19520. The application states that the request involves home-based uses, which include riding (horse) lessons and parties/gatherings at the barn/farm. The application documents also show the creation of a gravel parking lot for 10-15 cars. The property is located in the R-A zoning district and is allegedly an 11-acre horse farm with a riding area, barn, fenced pastures, and a residential house. This property was part of the

Crossett subdivision which the Planning Commission completed reviewing in November 2014. This subdivision involved a lot with a total tract area of approximately 10.95 +/- acres which was to be developed into two lots of 8.06 acres (Lot 1) and 2.87 acres (Lot 2). The plot plan of the current ZHB application shows the 2 lots but the parcel map incorrectly shows a single lot of 10.93 acres. This application applies only to Lot 1 with an area of 8.06 acres and not 11 acres.

The activity of providing lessons on the riding of equines does not fall within the definition of a home occupation or home professional office. A home occupation is to be conducted within a dwelling unit and not outside the dwelling (also see ZO §1919.B.3). A home professional office is also to be located within a residence. The holding of parties/gatherings also does not fall within the definitions of a home occupation or home professional office and, given that no further information was provided, appears to be a commercial activity.

In the plot plan provided, the proposed gravel parking area is outside the setback lines; in other words, it appears to be very close to the property line. The parking area also may not meet the off-street parking space requirements in the Zoning Ordinance (§1700).

Adjournment

There being no further business, at 7:56 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Eileen Cameron. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary