

# Warwick Township Planning Commission

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## April 19, 2023 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:04 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, Jim Tevis, and Todd Verrecchia.

### Minutes

The minutes of the Regular Meeting of March 15, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Eileen Cameron. The motion passed.

### Public Comments

There were no public comments.

### Correspondence

The Planning Commission reviewed the Building Permit Report for March 2023.

### 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: Granite Valley Properties*: The application concerns the property located at 416 Trythall Road, Elverson, PA, in the Industrial District. The applicant is seeking to use the property for classic car restoration and is requesting a conditional use pursuant to the terms of ZO §§1301.A.10, 1301.C.1, and 1304.A. The 3-acre wooded lot has an existing steel building which is being used as a welding and fabrication shop. The Planning Commission concerns included the storage of vehicles while they were awaiting service and the screening of said vehicles from the road and adjacent properties. The applicant should also comply with ZO §1301.C.1. with respect to environmental controls and environmental impact assessment.

B. *Zoning Hearing Board Application: Fallon*: The application by Christopher Fallon concerns the property located at 120 Mount Pleasant Road, Pottstown, PA, with a single residential home and an existing barn and pole barn. The applicant is seeking a special exception

pursuant to the terms of ZO §§1919 and 401.C and a variance from the terms of ZO §§1919 and 1919.B.6. The applicant states that there will be no improvements or additional buildings added. The equipment for prototyping (firearms) already exists in the pole barn. In a letter to the Zoning Officer, Joseph Boulanger, dated April 5, 2023, the applicant stated that he would be obtaining a Federal Firearms License. The actual sales would be conducted online and/or by appointment only. This would not be a retail location. The Planning Commission was concerned that the business might expand and turn into a retail operation. This should be addressed in the decision by the Zoning Hearing Board.

*C. Zoning Hearing Board Application: Painter:* The application by Jacqueline Painter concerns the property located at 461 Northside Road, Elverson, PA, a 13.8-acre farm with various outbuildings. The applicant is seeking a special exception pursuant to the terms of §§401.C.6 and 401.C.5 for use as a bed and breakfast inn and for providing esthetician services (state licensed esthetician). The Planning Commission recommends that the applicant comply with the requirements of ZO §§1919 and 1920.

### **Adjournment**

There being no further business, at 8:13 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Todd Verrecchia. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,  
Secretary