

Warwick Township Planning Commission

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November 15, 2023

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:05 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, Jim Tevis, and Todd Verrecchia. Ryan Rhode of Kraft Municipal Group, Township Engineer, also attended.

Minutes

The minutes of the Regular Meeting of October 18, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Todd Verrecchia. The motion passed with all ayes.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for October 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. Bellay: The applicant was represented by Linda Layer, PE, of InLand Design. This concerns a 2-lot subdivision of a property of 6.18 acres, located at 2431 Saint Peters Road, Pottstown, PA 19465, in the R-A district. The two new lots have a net lot area of 3.556 and 2.42 acres. A shared driveway is proposed. The Planning Commission reviewed the following documents: review letter, dated November 14, 2023, from Ryan Rhode; Sewage Facilities Planning Module Component 1 for Review and Signatures (application packet dated November 9, 2023); PNDI review, dated 9/12/2023; certified mail receipts and copies of the sent letters for satisfying the neighbor notification requirement of SLDO §303.E; plans dated 10/5/2023 (Existing Conditions Plan and Lot Layout Plan); and a letter from Linda Layer to Eileen Cameron, dated November 10, 2023, concerning a request to provide a shared driveway easement for proposed Lot 2. The PNDI search results indicated that there would be no known impact. Mr. Rhode's review letter stated that a variance was required because the proposed plan did not meet the requirement in the Zoning Ordinance that the building line must be located 60 feet from the right-of-way (ZO

§403.B.3 and § 201). Because the plan as submitted would require a variance, it also does not qualify as a minor subdivision. A waiver to SLDO §301.A.2.a.1 must be obtained for the plan to be considered a minor subdivision. Further discussion was tabled until the variance issue with respect to the building line is resolved.

Other Business

ZHB application: Bethesda Baptist Church: The Planning Commission discussed the Zoning Hearing Board Application of Bethesda Baptist Church, requesting a variance from §1912.B.1 of the Zoning Ordinance in regard to the property located at 2140/2156 Harmonyville Road, Pottstown, PA, in the R-1 district. Documents reviewed were the Zoning Hearing Board application, received with a cover letter dated October 25, 2023 and various documents, and a letter, dated November 14, 2023, from Joseph Boulanger, Township Building and Zoning Officer. Patrick McKenna, Esq., Pastor William Wexler, and Christopher Daily from D.L. Howell and Associates, Inc., represented the Bethesda Baptist Church. Mr. McKenna described the project. The existing church building is nonconforming because it is located within the 100 foot front yard setback. The Church proposes building an addition that would increase the building footprint by 80%, thus exceeding the allowed 50% increase for a nonconforming structure. The Church purchased the adjacent vacant, unimproved lot (1.993 acres) at 2156 Harmonyville Road. If the Zoning Hearing Board grants the variance, the two lots will be consolidated and the proposed construction will be submitted to the Township as part of a Land Development application. Two comments in particular from Mr. Boulanger's letter were discussed. Comment 8) under Facts of the Property stated that there may be Primary and Secondary Areas of Archaeological Sensitivity on the properties. Mr. McKenna indicated that the project would not affect these areas and that these areas may be on adjacent properties. Comment 3) under Summary indicated that a covered entry to the proposed addition would further encroach the front yard setback. Mr. McKenna stated that this situation would be discussed with the architect. It should be noted that the actual application form indicated that the variance requested was from Section(s) 1912.B.3 (a,b) (on the form 1912.B.(a,b)) of the Zoning Ordinance. This section should be corrected to 1912.B.1. It should also be noted that the consolidation of the two lots would also eliminate the nonconformity of the lot located at 2156 Harmonyville Road (lot area under 2 acres, depth of side yard totals under 50 feet). The consensus of the Planning Commission was that it had no objections to the granting of the above variance.

Adjournment

There being no further business, at 8:12 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Jim Tevis. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary