

Warwick Township Planning Commission

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April 17, 2024 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:02 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 February 21, 2024 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Eileen Cameron. The motion passed with Todd Verrecchia abstaining. The minutes of the Regular Meeting of March 20, 2024 were reviewed. It was decided that as a meeting was not held in March, this would be stated in the official minutes book in lieu of actual minutes.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Reports for February and March 2024. A copy of the Sewage Facilities Planning Module, Component 4B – County Planning Agency Review, dated 3/21/2024, for 61 Morningside LLC was received. A letter from the Pennsylvania Department of Environmental Protection, dated April 16, 2024, regarding the Planning Module for Land Development for the Bellay subdivision was also 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.

Other Business

Zoning Hearing Board: McEvoy: The Zoning Hearing Board Application of Kassandra and Arthur McEvoy requested a variance from the terms of §§403.B.11 and 1908.C of the Zoning Ordinance in regard to the property located at 312 Northside Road, Elverson, PA, in the R-A district in order to construct a deck/carport on the west side of their garage. The deck/carport would be located approximately 3 feet from the lot line. §403.B11 states that the minimum width of the side yard should be 35 feet.

§1908.C refers to Accessory Use Structures in Yards, specifically that “in no case shall such accessory use structure or building be closer to any lot line than fifteen feet...” The minimum side yard width specified in ZO §403.B.11 does not refer to a garage which is considered to be an accessory use structure. A deck/carport attached to a garage would also be considered an accessory use structure. Therefore, the 15 feet specified in §1908.C apply and not the 35 feet specified in §403.B.11. Consequently, a variance from the terms of §403.B.11 is not required. The Commission also reviewed a Building Permit Application, dated 7-23-97, of former owners Hess which included drawings of a proposed garage showing distances to lot lines. In reviewing the side yard dimension mentioned in the application and in the Building Permit Application of 1997, the Commission noted that three different dimensions were provided for the distance of the garage to the relevant lot line: 18.5 feet on p. 2 of the application, approximately 15 feet on the drawing accompanying the application (12’ for the deck plus 3’ to the property line), and 22’6” on the Building Permit Application of 1997. The Commission also discussed Section 910.2 of the Pennsylvania Municipalities Planning Code which provides five criteria for granting a variance. The Commission did not believe that the McEvoy application met the relevant criteria in MPC Section 910.2.

Adjournment

There being no further business, at 8:17 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