

Warwick Township Planning Commission

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July 16, 2025

The Regular Meeting of the Warwick Township Planning Commission was called to order by Vice-Chair Jim Tevis at 7:01 p.m. at the Township Municipal Building. Craig Gundrum and Olga Karkalas were present. Fred Reisser and Todd Verrecchia did not attend. Ed Theurkauf, Township consultant, also attended.

Minutes

The minutes of the Regular Meeting of June 18, 2025 could not be approved because of the lack of quorum of members who were present at both the June and July meetings

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for June 2025.

Sketch Plans

A. Stoltzfus Enterprises: Stoltzfus Enterprises was represented by Luke Stoltzfus, Charles Dobson, and Merle Stoltzfus. Mr. Dobson and Luke Stoltzfus presented and described a sketch plan for a property located just west of the spray lagoons of the Nantmeal Water Sewer Company, on the south side of Route 23 at the western boundary between Warwick Township and West Nantmeal Township. The tract consists of approximately 26 acres and is located in the Village/Hamlet Development Overlay District. The by-right concept plan shows 58 units and a maintenance shed located near the eastern boundary of the tract. The housing units would be 37 single-family detached units, 4 two-family units, 4 single-family attached duplexes, and 13 townhouses. The road network shown consists of three roads which are approximately parallel to Route 23, one long road which connects the three roads on the eastern part and exits onto Route 23 near the Gun Club, and one short road which merges into the eastern part of Sweetwater Road and thus exits onto Route 23 near Stanley Lee Drive. There are plans to develop the adjoining tract of 26.5 acres in West Nantmeal Township with approximately the same number of houses. Although the West Nantmeal tract has frontage on Sweetwater Road, the sketch plan for Warwick Township shows the three roads connecting to the West Nantmeal development. In other words, all traffic from the two developments would come

through Warwick Township and exit onto Route 23 at the two exits in Warwick Township. The applicant stated that a southern exit from the West Nantmeal tract onto Route 401 is not possible because the area to the south of the tract contains wetlands. Two areas of open space are shown in the Warwick sketch plan. The by-right concept plan shows three alleys. A proposed sketch plan shows the alleys replaced by a trail network. The developments in both Warwick and West Nantmeal Townships would be serviced by public water (Elverson) and public sewer (Nantmeal Water Sewer Company). In addition to discussing the road network, the Commission also commented on the alleys and roadway width. The alleys cannot be completely eliminated because they are needed for the townhouses. The Zoning Ordinance stipulates that "alleys shall be provided for a minimum of 50% of the total number of lots or dwelling units." If the extent of the alleys falls below the 50% minimum, either a text amendment to the Zoning Ordinance or a variance will be required.

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

A. Zoning Hearing Board Application: Lorenzi: The applicant, Peter Lorenzi, is requesting a variance from the terms of §1927.B.6.b(1) of the Zoning Ordinance in regard to the property located at 131 Hopewell Road, Elverson, in the R-A district. §1927.B.6.b(1) limits the surface area of a ground-mounted solar system to 1% of the lot area with a maximum of 360 square feet. The applicant is proposing to build a solar system with an area of 1,128 square feet with two arrays that are 38' wide x 15' deep x 9'5" in height. The system is designed to meet 90% of the current electrical needs. The arrays would be shielded from view due to the topography and trees. The Planning Commission does not support the granting of this variance as it is over three times the maximum allowable surface area. Jim Tevis made a motion to that effect, which was seconded by Craig Gundrum. The motion passed with all ayes.

B. Zoning Hearing Board Application: Bentley: The applicants, David and Erin Bentley, are requesting a variance from the terms of §402 of the Zoning Ordinance in regard to the property located at 420 Reading Furnace Road, Elverson, in the R-A District. §402 states that the maximum height of buildings shall be 35 feet. The applicants are requesting that they be allowed to construct a building with a height of 36.5 feet. The Planning Commission had no objections to the granting of this variance. Jim Tevis made a motion to that effect, which was seconded by Craig Gundrum. The motion passed with all ayes.

Adjournment

There being no further business, at 9:00 p.m. Jim Tevis made the motion to adjourn the meeting, which was seconded by Craig Gundrum. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary