

Warwick Township Planning Commission

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November 19, 2025

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. Olga Karkalas and Jim Tevis were present. Craig Gundrum was absent. Ryan Rhode, Township Engineer, also attended.

Minutes

The minutes of the Regular Meeting of October 15, 2025 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. The motion passed with all ayes.

Public Comments

There were no public comments.

Correspondence

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

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. 2649 Ridge Road – Land Development – Resubmission: A revised plan, dated 10/9/25, and a review letter, dated 11/17/25, from Ryan Rhode, Township Engineer, were received. The resubmitted plan proposed a third building to replace the previously proposed addition to Building #2. The third building would be in the same location as the previously proposed addition but would be smaller by 10 feet in length and width. The plan also shows a 10 foot gap between Building #2 and the proposed new building. Other than this revision, the submitted plan is identical to the previous submission. The Planning Commission had recommended approval of the previous Land Development Plan on June 18, 2025. Fred Reisser made the motion to recommend approval of this resubmitted plan to the Board of Supervisors, conditioned upon the fulfillment of Item #3 under the SLDO section of Mr. Rhode's review letter (regarding an improvements guarantee). The motion was seconded by Jim Tevis and passed with all ayes.

Other Business

A. Zoning Hearing Board: 201 Piersol Road: The application concerns the construction of a new shed to replace an existing shed. The 44.4 acre parcel is part of the Crow's Nest Preserve. A number of architectural drawings of the proposed shed were submitted. The Planning Commission regards this application to be insufficient and incomplete. The application did not cite the Zoning Ordinance section from which a variance was requested. No plot plan showing the location of the current and proposed building or setback lines was provided nor did the narrative describe the need for a variance, i.e., how the existing and proposed structures were in violation of the Zoning Ordinance. The Planning Commission is therefore unable to make a recommendation in regard to this application

B. Zoning Amendments: A letter, dated 11/18/2025, from Joseph Boulanger, Township Zoning Officer, was discussed. The letter concerned recommendations for amending the Zoning Ordinance with respect to ground mount solar array size limits and food truck activities. Currently, if a proposed ground mounted solar system exceeds the square footage limit of 360 square feet, the property owner is required to apply for a variance. Mr. Boulanger proposed that such a situation require either a Conditional Use or a Special Exception. Also recommended was the establishment of safeguards for the use of food trucks, so that food trucks do not become permanent and thus establish a restaurant use without zoning approval. The Planning Commission supports both of these recommendations.

Adjournment

There being no further business, at 7:35 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