

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520

(610) 286-5557

www.warwick-chester.org

February 18, 2026

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:03 p.m. at the Township Municipal Building. Craig Gundrum, Olga Karkalas, and Jim Tevis were present. Also attending was Ryan Rhode, Township Engineer.

Minutes

The minutes of the Regular Meeting of January 21, 2025, were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Craig Gundrum. The motion passed with Jim Tevis abstaining. The minutes of the Special Meeting of January 10, 2026, were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. The motion passed with Craig Gundrum abstaining.

Public Comments

There were no public comments.

Correspondence

No correspondence was 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. The house on the property which was in disrepair is being demolished. Further discussion on this subdivision was tabled.

B. 311 Warwick Road Tract: A review letter, dated 2/12/26, from Ryan Rhode and a letter from Graybill Engineering, LLC, dated 2/17/26, regarding a request for two additional waivers were received. A document describing an Encumbrance on Real Property, dated October 19, 1993, was also received. The applicant was represented by Kim Graybill. Neighbor notifications had been sent and responses were received. A copy of the notifications will be provided at the next Planning Commission meeting. The plan proposes a lot line change involving two lots, located in the R-1 (Lot 1) and R-2 district (Lot 2) and owned by the applicant. The plan proposes transferring 0.257 acres from Lot 2, which consists mainly of woodlands, to Lot 1. The proposed Lot 1 will comprise 2.145 acres (net) and the proposed Lot 2 ±32.704 acres (net). The proposed lot line change will bring the existing dwelling in compliance with the side yard requirement. The applicant proposes constructing an addition of 1840 square feet on the north side of the existing dwelling, a swimming pool, and additional

bituminous paving for parking (4 spaces) and a longer driveway. The applicant has a home-based beautician salon business. A gas line runs through the western part of Lot 1. The swimming pool will not encroach on the right-of-way for the gas line. The Encumbrance on Real Property document required that the property conform with the side yard requirement; the proposed lot line change meets this requirement. The Encumbrance document also required screening of the parking area, but the Zoning Ordinance does not require screening for less than 5 parking spaces. The Commission discussed Mr. Rhode's review letter with Mr. Graybill. Mr. Graybill stated that they would comply with the comments. The applicant had requested various waivers to SALDO and to the Stormwater Management Ordinance. Fred Reisser made a motion to recommend to the Board of Supervisors that they approve the following waivers to SALDO: §701.A.1.a (sheet scale maximum), §701.A.2.n (existing natural features), §802.A.18 (street design standards), and §808 (sanitary sewer disposal planning and Sewer Enforcement Officer approvals). The motion was seconded by Jim Tevis and passed with all ayes. Fred Reisser made a motion to recommend to the Board of Supervisors that they approve the following waivers to the Stormwater Management Ordinance: §308.A (peak flow rate), §311.B.5 (pipe size), §311.B.8 (pipe material), §402.B.8 (existing natural resource and existing hydrologic features), and §306.J.4 (infiltration facility setback from septic systems). The motion was seconded by Jim Tevis and passed with all ayes.

Other Business

A. Sewage Facilities Planning Module – 420 Reading Furnace Road: The applicant, David Bentley, was represented by Neal Fisher. The Planning Module, dated January 8, 2026, for an in-ground septic system was prepared by Evans Mill Environmental LLC. Fred Reisser made a motion that the Planning Agency Review Section J of the Planning Module be completed and signed. The motion was seconded by Jim Tevis and passed with all ayes.

B. Township Zoning Amendment: The Commission reviewed a draft of the proposed Data Center Ordinance and considered various changes and edits to the draft. Further comments from the Township Solicitor and Township Planning Consultant were requested.

Adjournment

There being no further business, at 8:15 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