

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Township Planning Commission
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, February 24, 2016, 7:00 PM

Presiding: Mr. Richard Bensel - absent
Members present: Mr. Dwight Foster - absent
Mrs. Marilyn Grafton
Mr. Len Kotz
Mrs. Carla Repman

Staff Present: Attorney Christopher King, Solicitor
Mr. Terry Myers, Township Engineer
Mr. Michael Gasswint, Zoning Officer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Kotz and seconded by Mrs. Grafton to approve the minutes of the January 27, 2016 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Gary L and Susan M Stine, 71 Fickes Road, Dillsburg, PA The purpose of the plan is to subdivide a 6.99 acre tract in the Rural Agricultural Zone into two lots. The newly created lot is intended to be used for residential purposes. Lot 1 will contain a gross area of 5.53 acres and Lot 2 will contain a gross area of 1.46 acres. Engineer comments are as follows:

1. Written approval of the planning module must be obtained from PA DEP prior to final plan approval by the Township. The PA DEP code number should be shown on the cover sheet of the plan. Restrictions associated with the "Easement for Recharge Area" should be listed on the plans. (Subdivision Ordinance Section 403)
2. The statement that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same, needs to be signed and notarized. (Subdivision Ordinance Section 406.b.27)
3. A provision for signature by the Township Sewage Enforcement Officer indicating their review of the plan should be added to the cover sheet. Verify that all neighboring wells will be more than 100 feet from both primary and replacement areas proposed by the plan. (Subdivision Ordinance Section 406.b.30)
4. As an alternative to the requirement that land be dedicated for a recreation site, the Township may request the applicant to pay a fee in lieu of dedication for each proposed dwelling unit and/or lot. (Subdivision Ordinance Section 523.a.2.B)
5. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the developer shall deposit with the Board of Supervisors financial

security in an amount sufficient to cover the cost of such improvements. (Subdivision Ordinance Section 602)

6. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance Section 806)

Motion was made by Mr. Kotz and seconded by Mrs. Grafton to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Motion was made by Mrs. Grafton and seconded by Mr. Kotz to approve the Component 4A, the Municipal Planning Agency section of the PA DEP Sewage Facilities Planning Module. Motion carried unanimously.

Michael H, Carey A, and Kathleen Knaub, 670 Bentzel Road, Lewisberry, PA Application for Consideration of a Modification to Section 203 – Definitions - to allow the erection of a 60 x 105 foot farm storage building in the Rural Agricultural Zone. A 24 x 40 foot dilapidated structure will be removed. Net area of new coverage will be 5340 square feet. The new building will allow farm equipment to be stored inside an enclosed building. Stormwater will remain on the 84.15 acre property. Motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend approval of the modification request. Motion carried unanimously.

SKETCH PLANS

John Cadwallader, 115 Rainbow Trail, Wellsville, PA Mr. Cadwallader owns Lot 26 and Lot 27 of the Lakeside View Development. The property was developed in 1961 by Gilbert and Ila Stambaugh. The Plan shows a 100 foot extension for Rainbow Trail to access lots that are no longer in existence. The original Lots 25, 26 and 27 have been reconfigured to create the present Lot 26 and Lot 27, both of which are owned by Mr. Cadwallader. He has asked David Hoffman Surveying to combine the two lots into one. Mr. Hoffman is asking the Township to relinquish rights to the 100 feet of Rainbow Trail so that it can be incorporated into the new lot Mr. Hoffman will create by subdivision. Motion was made by Mr. Kotz and seconded by Mrs. Grafton to recommend to the Board of Supervisors that the Township may relinquish any rights they may have to the 100 foot extension of Rainbow Trail to Mr. John Cadwallader to be incorporated into his property. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mrs. Grafton and seconded by Mrs. Repman to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw
Township Secretary