

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, March 23, 2016, 7:00 PM

Presiding: Mr. Richard Bensel
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. Bensel and seconded by Mrs. Repman to approve the minutes of the February 24, 2016 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Larry and Gwen Frey, Old Mountain Road. The plan proposes a two lot subdivision for the purpose of creating a new residential dwelling lot. The total area of the tract is 10.28 acres. It is zoned Rural Agricultural. 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 plans. (Subdivision Ordinance Section 403).
2. Existing significant natural or manmade features within the parcel, including wetlands and watercourses, should be shown on the plans. (Subdivision Ordinance Section 406.b.6). The stream designation and direction of flow should be shown on the plans. A wetlands determination has not yet been completed; the Township should determine whether a wetlands determination should be required at this time.
3. The table of site and development data should include the actual proposed minimum lot requirements (Subdivision Ordinance Section 406.b.24). The net/gross area information should be shown on sheet #2 of 2 for both Lot 4 and 4A. Site data note #7 indicates that the density is 19.46%. This needs to be clarified.
4. For on-site water supply, proposed well locations must be shown with the associated isolation radius shown. (Subdivision Ordinance Section 406.b.25).
5. 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)

6. Site Data Note #4 indicates: "There are no current deed covenants or restrictions listed." The plan should also indicate if any are proposed. (Subdivision Ordinance Section 406.b.28)
7. A provision for signature by the Township Sewage Enforcement Officer indicating the review of the plan should be added to the cover sheet. (Subdivision Ordinance Section 406.b.30)
8. In the case of a land development plan fronting on an existing public street, the Township may require the developer to improve the portion of the roadway on which the proposed land development fronts to meet the minimum roadway standard as specified in Section 506.a. The existing roadway width indicated on the plan is 20 feet. The required roadway width for Old Mountain Road, a minor street, is 24 feet with 2-4 foot shoulders.
9. 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)
10. In lieu of the completion of any improvements, if 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)
11. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance Section 806)
12. As a requirement of the Township's Act 537 Plan, all subdivisions located within ¼ mile of a well that has tested greater than 5mg/l nitrate-nitrogen are required to perform preliminary hydrogeological studies. Proposed Lot #4A is within the ¼ mile distance established.

Motion was made by Mrs. Repman and seconded by Mr. Kotz to table the subdivision. Motion carried unanimously.

SKETCH PLANS

James and Deidre Schaeffer, 10 E Barrens Valley Road. Mr. and Mrs. Schaeffer own three parcels of land totaling approximately 5.5 acres in the Rural Ag Zone. They are proposing to construct a horse stable and indoor riding arena. The barn will total 4,600 square feet and the riding arena is proposed to be 11,200 square feet. Mr. and Mrs. Schaeffer presented a list of questions they need to address prior to proceeding with their project. Some of the concerns included driveway location and construction material, water source, permitting and inspection, and location of structures. The Planning Commission added Stormwater management issues, sewage issues and informed them that a Land Development Plan would be required after all Zoning issues are resolved.

Paula Smee, 675 Wellsville Road. Mrs. Smee is proposing a plan to create a dog retreat/daycare on her 0.86 acre property in the Rural Ag Zone. The Planning Commission said she would need to schedule a Zoning Hearing to request both a Variance and Special Exception to the kennel regulations in Section 727 and Section 604 of the Zoning Ordinance. After Zoning requirements are resolved a plan will need to be submitted to show placement of structures.

BUSINESS

Modification Requests

Edward Faircloth, 715 Old York Road. Mr. Faircloth is in the process of constructing a single family dwelling. He is applying for a permit to construct a 30 x 40 foot pole building to be used to store trucks, trailers, tractor and mowing equipment. Motion was made by Mr. Bensel and seconded by Mrs. Repman to recommend that the Board of Supervisors approve the request for modification to Section 203 of the Subdivision Ordinance that requires a detached building used for residential purposes to be no larger than 1,000 square feet. Motion carried unanimously.

Daniel Shope, 595 Old York Road. Mr. Shope is requesting a modification to Section 203 of the Subdivision Ordinance to construct a 30 x 45 foot detached garage. Motion was made by Mr. Bensel and seconded by Mr. Kotz to table the request until the Zoning Officer measures the existing buildings to determine whether the property complies with the lot coverage requirement. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:45 PM.

Rebecca Bradshaw
Township Secretary