

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, October 24, 2018, 7:00 PM

Presiding: Mr. Richard Bensel

Mrs. Marilyn Grafton - absent  
Mr. Len Kotz  
Mrs. Carla Repman  
Mr. James Smedley

Staff Present: Attorney Shane Rohrbaugh, Solicitor  
Mr. Terry Myers, Township Engineer  
Mr. Michael Gasswint, Zoning and Permit 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. Repman to approve the minutes of the September 26, 2018 meeting. Motion carried unanimously.

**SUBDIVISIONS/LAND DEVELOPMENT PLANS**

Fred Fickes – Lot 2 Fickes Road, Wellsville, PA. The plan proposes to subdivide Lot 2A: 0.75 acres from Lot 2: 17.57 acres, and combine Lots 2A and 3: 0.40 acres into one lot: 1.15 acres. The lots are currently zoned Residential (R) and the proposed use of the lots are single family residential, which is a permitted use by right subject to applicable standards as required by Section 305 (Residential Zone) of the Zoning Ordinance. The combined Lot 2A and 3 as well as Lot 2 are proposing driveway access to Old York Road (S.R.0074).

**Zoning Ordinance**

1. The applicant shall include a note on the plan stating that "The proposed lot subdivision is located within the airport hazard overlay zone and shall comply with all requirements of section 310. No material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any Airport Hazard Zone unless a permit therefore shall have been applied for and granted." (§310}.
2. Front setbacks along major collectors shall be 75' from the street right-of-way line. Old York Road S.R. 0074 is designated as a major collector. (§ 403.a).
3. The applicant shall dimension the driveway width (§ 409.a).
4. The available and required safe sight stopping distances shall be provided for the

existing driveways. (§ 409.d).

5. The applicant shall identify on the plans the primary and secondary means of on-lot sewage disposal.

**Subdivision and Land Development Ordinance:**

1. The written scale on the plans shall be changed to match the graphics scale of 1" = 60' (§ 402.b.1).
2. A distance of 360.06 is shown along the front of Lot 3, this shall be corrected to the accurate lot frontage of 440.06' (§ 402.b.4).
3. The applicant shall label the stream crossing Lot 2 and shall indicate if any wetlands are located on the property. (§ 402.b.7).
4. The existing right of way for Carlisle Road (SR 0074) shall be clarified and shown as either 30' or 60' (§ 402.b.8).
5. The applicant shall show and label the on lot sewage system for Lot 2A (§402.b.9).
6. The applicant shall show the location and width of any existing easement for the overhead electric service to the existing building on Lot 2 (§ 402.b.10).
7. An access easement agreement shall be established for utilization of the existing driveway located on Lot 2 (§402.b.15)
8. A note shall be added to the plan stating that the existing house and well are existing non-conformities and the site density shall be *removed* from the site data table. Front setbacks along major collectors shall be shown as 75 feet in the site data table. The applicant shall indicate the existing and proposed use of Lot 2 as a Junkyard, with a note stating that a junkyard is an existing non-conforming use within the Residential Zone. (§ 402.b.21).
9. The applicant shall include the certification with signature, seal, and date of the professional surveyor. (§ 402.b.22).
10. The applicant shall include the notarized statement by the owner stating that the plan is made with their consent. (§ 402.b.23).
11. If there are no proposed deed restrictions, the applicant shall state this on the plan (§ 402.b.24).
12. For on-site water supply, proposed well locations must be shown with the associated isolation radius shown. (§ 406.b.25).

13. Five signature spaces shall be provided for the Township Planning Commission. (§ 402.b.26).
14. A signature space shall be provided for the Township Sewage Enforcement officer. (§ 402.b.27).
15. Five signature spaces shall be provided for the Township Board of Supervisors (§ 402.b.28).
16. The non-building waiver shall be executed and filed with DEP (§ 402.c.3).
17. The plan scale of 1" = 60' is not less than 1" = 400', therefore a waiver of this section is not required (§ 406.a).
18. The location, width, and purpose of all proposed easements should be shown on the plan (§ 406.b.7). A drainage easement should be provided and dimensioned from the center of the existing stream on Lot 2 and should extend across Lot 2.
19. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted (§ 406.e.6).
20. The minimum right-of-way width required for a collector street is 60 feet. In the case of a plan involving subdivision fronting on an existing public street of improper right-of-way width, the developer shall be asked to provide dedication for widening the existing right-of-way to meet the minimum standards (§ 506.d). The applicant is requesting a waiver of this section. If the waiver for this section is granted, the applicant shall show the ultimate right-of-way of 60' and the site setbacks from the ultimate right-of-way.
21. The minimum roadway width for a collector street without curbs shall be 28 feet (§ 506.e). The applicant is requesting a waiver of this section.
22. The following note shall be added to the plan: 'Any property on which an on-lot system presently exists, or on which an on-lot system is proposed or under construction, shall not be conveyed by the owner without the inclusion of language in the deed establishing and assigning a non-revocable grant of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit.' (§ 515).
23. The applicant shall indicate on the plan the distance of the property from public sewer. (§ 515).
24. An easement over the primary and replacement absorption areas shall be delineated and identified on the plans, in accordance with the Warrington Township On-Lot

Sewage System Management Ordinance No. 2016-01.

Bearings distances, and ties to the property line need to be established for all absorption areas. In addition the following easement restrictions shall be listed on the plan:

No improvements, whether permanent or temporary, shall be constructed upon or within the replacement absorption area easement.

No permanent or temporary alterations, grading, excavation, stockpiling of any soil or any other material shall take place on or in the replacement absorption area easement.

During any construction or other activities, the replacement absorption area easement shall be so marked to prevent equipment with greater wheel loadings than a common garden tractor/riding mower from travelling over or operating upon the surface of the absorption area easement.

The final cover or improvement to every absorption area easement shall be limited to shallow rooted plant matter.

25. A complete sanitary sewer collection system must be installed and connected to the existing public sanitary sewer system. (§ 515.a). The applicant is requesting a waiver of this section.

26. In addition to such filing fees, the developer shall pay the cost of:

Reviewing the land development plan and engineering details.

Inspecting the site for conformance to survey.

Preparing cost estimates of required improvements during installation.

Inspection of required improvements during installation.

Final inspection for completion of installation of required improvements.

Legal services necessary for the processing of the land development plan.

Any tapping fees and/or any required charge for connection to a municipal water system.

Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.

Modification requests were received for Sections 406.a, 506.e, 506.d, 515.a and 402.b.7.

Motion was made by Mr. Kotz to table action on the plan. Mr. Bensel seconded. Motion carried unanimously.

### ZONING HEARINGS

ZHB Case # 2018-03 Pennex Aluminum, LLC, 50 Community Street, Wellsville, PA. The property affected is located at 110 Community Street, Wellsville, PA.

The applicant is requesting an extension of time to obtain the Zoning Permit or Use Certificate as required in Section 604.a. of the Warrington Township Zoning Ordinance. The applicant was granted a second extension of time of one year by the Zoning Hearing Board until November 15, 2018. The Land Development Plan for this project has been submitted but is under appeal in Commonwealth Court. It is unlikely that the plan will be approved and recorded prior to November 15, 2018. A recorded plan is necessary to obtain the Zoning Permit or Use Certificate. Pennex is requesting an extension of time that shall not expire until six months following a final court order that terminates all litigation related to the proposed project. Billie Jo Lake voiced her opinion against approval of the request. Motion was made by Mr. Smedley and seconded by Mrs. Repman to submit a favorable report to the Zoning Board to allow the request as stated on the application. Motion carried unanimously.

### MODIFICATION REQUEST

Mahrer Ebeid, 1196 East Camping Area Road and 1780 Alpine Road. Mr. Ebeid submitted a site plan and modification request to sections 303 and 203 for relief from submitted a formal plan to install 4 greenhouses/high tunnels each 30 feet by 148 feet to be used for agricultural purposes. The Planning Commission requested a better site plan that shows the placement of the buildings and stormwater drainage.

### DISCUSSION

Gregory Book, 70 Warrington Ways. Mr. Book said he heard that his neighbor attended the previous meeting to discuss an idea he has to install a driveway through 90 Warrington Ways to reach a parcel of land on the Diamond Creek Farm property that he hopes to subdivide and buy. Mr. Book said he is totally opposed to the subdivision and driveway installation.

### ADJOURNMENT

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

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw  
Township Secretary