

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, November 28, 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  
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 October 24, 2018 meeting. Motion carried.

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).

**Waiver Requests**

- §402.b.7: Locate significant natural features (wetlands)
- §406.a: Plan scale 1"=50' or 1"=100'
- §506.d: Right-of-way width
- §506.e: Cartway width
- §515.a: Connection to public sewer

**Zoning Ordinance**

1. All driveways must provide a paved apron for a distance of at least fifteen feet (15') from the street right of way onto the site (§ 409.j).
2. The applicant shall identify on the plans the primary and secondary means of on lot sewage disposal (§ 421).

**Subdivision and Land Development Ordinance:**

1. An access easement agreement shall be established for utilization of the existing driveway located on Lot 2 (§ 402.b.15).

2. The applicant shall include the certification with signature, seal, and date of the professional surveyor. (§ 402.b.22)
3. The applicant shall include the notarized statement by the owner stating that the plan is made with their consent. (§ 402.b.23)
4. The non-building waiver shall be executed and filed with DEP (§ 402.c.3). A copy of the executed non-building waiver should be provided to the Township.
5. 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).
6. The applicant shall indicate on the plan the distance of the property from public sewer (§ 515).
7. 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. 2016-0. 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 ever absorption are easement hall be limited to shall rooted plant matter.
8. Per Township ordinance, two (2) of the proposed monuments for Lot 3 must be concrete of the size 4" by 4" by 30". It is recommended the two rear monuments be concrete (§ 521).
9. 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.

Items #1 and #2 pertaining to the Zoning Ordinance have been satisfied. Item #6 of the Subdivision and Land Development Ordinance needs modified to add a manhole with distance

plus an easement for connection to the public sewer. A note to indicate requirement to connect to public sewer will need to be added.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve Modification requests to Section 402.b.7 – location of significant natural features; Section 406.a – plan scale; 506.d – right-of-way width; 506.e – cartway width and Section 515.a – connection to public sewer with a note added to the plan requiring sewer connection if the existing septic fails and to prepare and submit an easement for both lots. Motion carried unanimously.

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

### SKETCH PLANS

Eddie E and Ruth C Myers, Et.al. 1659 Pinetown Road. Mr. Grant Anderson represented the Eddie Myers property to discuss their proposed subdivision of two lots along Pinetown Road. Pinetown Road is a Penn DOT road and Penn DOT restricts driveways to one per subdivision. The Township Zoning Ordinance does not allow a shared driveway or to create a lot with a private access.

### BUSINESS

December meeting. Mr. Bensel reminded everyone that the next meeting has been advertised for December 20, 2018 because of the Christmas Holiday.

Subdivision Ordinance rewrite. Mr. Kotz said he discovered corrections that need to be made to the Engineer submission to the Board of Supervisors. The Engineer said he would make the changes and the Ordinance can then be re-submitted to the Planning Commission and Board of Supervisors.

### ADJOURNMENT

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

The meeting was adjourned at 8:10 PM.

Rebecca Bradshaw  
Township Secretary