

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, August 21, 2019, 7:00 PM

Presiding: Supervisor John Dockery, Chairman
Supervisor David Calderone
Supervisor George DeFrain
Supervisor Thomas Hawkins - absent
Supervisor Jason Weaver

Staff Present: Terry Myers, P.E., Township Engineer
Michael Gasswint, Zoning and Codes Enforcement Officer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Supervisor Dockery welcomed the return of Supervisor David Calderone to his first meeting after an extended medical leave.

Supervisor Dockery acknowledged the death of a past Supervisor, Mr. Robert Miller, who served on the Township Board of Supervisors for eighteen years from 1996 through 2013. Mr. Miller was a great asset to the Board.

Minutes. Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve the minutes of the August 7, 2019 meeting. Motion carried.

EMERGENCY SERVICES REPORTS

Geisinger Emergency Medical Services. The preliminary estimate of total dispatches in Warrington Township during the month of July 2019 was 26. Of those, 20 were handled by the Northern York Division of Geisinger EMS. Six were handled by other agencies or other divisions of Geisinger EMS.

Wellsville Fire Company. The Fire Company reported responding to 7 calls in Warrington Township during the month of July 2019.

PUBLIC RECOGNITION

Mr. Len Kotz. Mr. Kotz presented two amendments to the Employee Policy Manual that he would like the Board to review and consider. One is regarding the overloading of trucks and the second concerns changing the wording regarding vacation leave when employment stops.

Mr. Dean Trump. Mr. Trump said the Township is doing a good job trimming and mowing along roads this summer. He also notified the Board that emergency worker staffing is becoming harder. He said daytime staffing is the worst. He suggested that the Supervisors come up with suggestions for fire company and ambulance staffing.

Billie Jo Lake. Mrs. Lake said the Commonwealth Court Judge Michael Wojcik found in favor of the Township when dealing with parking of trailers but did not mention regulation of other activities in the parking lot and dumping of aluminum on the streets, traffic safety, or that Carroll Street is not wide enough for trucks to pass each other. She said this ruling is not the end of her complaint.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Harry Fox, Stone Jug Road. Mr. Fox is requesting that the Board extend the action period for his subdivision until November 20, 2019. Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to grant an extension of time until November 20, 2019. Motion carried unanimously.

Kathy Baldwin, Lisburn Road. The plan proposes to re-subdivide Lots 5, 6, and 7 to create/consolidate into two residential lots and add to adjoining lands from which they were originally subdivided. Lot 5B (0.77 acres) shall be added on to Lot 2 (1.29 acres), Lot 5A (1.64 acres) shall be combined with Lot 6A (0.51 acres), Lot 6B (1.06 acres) shall be combined with lot 7A (0.99 acres), and Lot 7B (0.56 acres) shall be added on to lands formerly owned by Cayce E. and Jason R. Gilbert Lot 8 (1.99 acres). The lots are currently zoned Residential (R) and the proposed use of the lots is residential. Existing Lots 2 and 8 have driveway access to Lisburn Road (T-804). Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. Each well requires the 100 foot isolation distance be shown on the plan (§ 406.b.25). Darken lines so they will be visible on the recorded plan.
2. The size and pipe material for the existing public sanitary sewer line shall be shown on the plan (§ 406.b.26).
3. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same (§ 406.b.27).
4. A note should be added to the plan referencing previous planning approval and the requirement to obtain sewer capacity from the WBMA prior to applying for a building permit. (§ 406.e.7).
5. Minimum streets widths and right-of-ways shall be as follows (§506.a):

Street Classification	Min. Right-of-Way Width	Min. Roadway Width (without curbs)
Lisburn Road (Minor Street)	50 feet	24 feet (plus 2 – 4’ shoulders)

In the case of a plan fronting on an existing public street, the Township may require the developer to improve the portion of the roadway on which the proposed development fronts to meet the minimum roadway standards as specified in section 506-a. The existing roadway width is 20’. (§506.e).

6. The total distances of the proposed lot lines for the front and rear of Lot 8/7B and the rear of Lot 5A/6A shall be added to the plan.
7. 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;

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve the request for modification to Section 506.e regarding relief from road widening to Lisburn Road. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to conditionally approve the subdivision pending a note should be added to the plan referencing previous planning approval and the requirement to obtain sewer capacity from the WBMA prior to applying for a building permit and all other Township Engineer comments are addressed. Motion carried unanimously.

RST Enterprises, LLC, 20 Old York Road. The plan proposes to combine Premises A and Premises B into one lot and develop the resulting 0.852 acre tract to create a commercial garage and service facility. The lots are currently zoned Village Commercial (VC) and the proposed use of the lot is a vehicle service/vehicle repair shop, which is a permitted use by right subject to applicable standards, as required by Section 307 (Village Commercial Zone) of the Zoning Ordinance. The lot is proposing to utilize the existing driveway access to Old York Road (S.R. 4026). Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The applicant shall include the certification with signature, seal, and date of the Professional Surveyor/ Engineer (§406.b.17).
2. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same (§406.b.27).
3. The dates of approval for the requested waivers shall be included on the plans (§406.e.3).
4. Minimum streets widths and right-of-ways shall be as follows (§506.a).

Street Classification	Min. Right-of-Way Width	Min. Roadway Width (without curbs)
Old York Road (Arterial Street)	80 -120 feet	As determined after consultation with the York County Planning Commission and the Pennsylvania Department of Transportation

Where a plan is proposing development along an existing street, the Township may require the Developer to improve the portion of the roadway on which the development fronts to meet the Township’s minimum roadway standards. (§506.e) The applicant is requesting a waiver of this section.

5. Recreation in lieu of fees shall be paid prior to final plan approval (§ 523.a.2.B).
6. The Board of Supervisors shall determine whether or not required parking in front of overhead service doors is acceptable.
7. The Final Site Data Table shall be amended to read Proposed Use: Commercial Garage/ Accessory Use. The label of “Dwelling” on sheet 3 of 4 shall be removed and replaced with “Accessory to Commercial Garage”.
8. 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

Wellsville Municipal Authority sent this request to their review Engineer, Melissa Smith, who determined that no sewage planning module is needed. Two mobile homes were removed from this parcel so the sewage flow will be decreasing. The Board requested that the following notes should be added to the plan: 1. States no floor drains will be permitted; 2. Storage of cars will be on paved area. On Page 3 of the subdivision plan, the word dwelling must be removed and in its' place the existing house must be titled an accessory use to the commercial garage.

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve a request for modification to Section 402 – submittal of a preliminary plan. Motion carried unanimously.

Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to approve a request for modification to Section 506 e. – requiring road improvements or fees to State Road 66006, Old York Road. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Dockery to conditionally approve the subdivision pending Engineer comments are addressed except Note 5 which can be eliminated and the two notes are added to the plan. Motion carried unanimously.

Stephen J Jr, and Ileen Grasseti, Detters Mill Road. The plan proposes to subdivide the existing parent tract (9.56 acres) into a residential lot located within the Rural Agriculture Zone, and an Agricultural lot located within the Conservation zone. Lot 1 (6.44 acres) located in the Conservation Zone and Lot 2 (2.69 acres) located in the Rural Agriculture zone shall be created. Both Lot 2 has existing driveway access to Detters Mill Road (T-843). Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same (§ 406.b.27).
2. Minimum streets widths and right-of-ways shall be as follows:

Street Classification	Min. Right-of-Way Width	Min. Roadway Width (without curbs)
Detters Mill Road (Minor Street)	50 feet	24 feet (plus 2 – 4' shoulders)

In the case of a plan fronting on an existing public street, the Township may require the developer to improve the portion of the roadway on which the proposed development fronts to meet the minimum roadway standards as specified in section 506-a. The existing roadway width is 20' and may be required by the Township to be brought up to the standards listed in comment 8 above (§506.e). The applicant is requesting a waiver of this section.

3. The SEO shall determine if a secondary absorption area is required. An easement over the absorption area(s) 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.
4. The Township Planning Commission ruled at their July 24, 2019 meeting that the note on the plan indicating “Lot No. 1 is to continue to be used for agricultural purposes only (until such time that soils testing is done)” was not acceptable. A ruling was made indicating that proposed Lot 1 must either be attached to Mr. Grasseti’s neighboring lot or sewage planning approval must be obtained at this time.
8. 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;

A request for planning waiver & Non-building declaration was submitted for approval. Lot #1 has not had soils testing or sewage planning. Lot #1 cannot be approved as a building lot. The developer's surveyor suggested that the wording could be included in the deed and the deed sent to the Township Solicitor for review. He said Mr. Grasseti's bank would not allow him to hook the parcel to his existing property for a re-mortgage. Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to approve the Non-building declaration and modifications to Section 404 of the Subdivision Ordinance requiring sewage planning and 503.e requiring road improvement fees. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to conditionally approve the subdivision pending Township Engineer comments are addressed and a note be added to the plan stating sewage planning has not been done on Lot 1. Motion carried unanimously.

Eddie E. Ruth C Myers and Phyllis J Destephano, 1659 Pinetown Road, Wellsville. The purpose of the plan is to subdivide two building lots from the existing 136 acre parcel in the Rural Ag Zone. Lot 6 is proposed to be 16.9 acres and Lot 7 is proposed to be 14.6 acres. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The Township may require the dedication of land for any proposal that would result in the creation of one or more new dwelling units or any non-residential lot. 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 on a subdivision. Recreation in lieu of fees shall be paid prior to final plan approval (§ 523.a.2.B).
2. 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;

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to conditionally re-approve this plan that was originally approved on April 17, 2019. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Codes Enforcement

Commonwealth Court Case – William and Billie Jo Lake vs. Warrington Township and Pennex Aluminum. The Codes Officer said the Court did find in favor of Warrington Township that the use requested by Pennex Aluminum to construct a parking lot is a permitted use.

Warrington Hunt Club. An email was received from a property owner who neighbors the Hunt Club asking for an update to enforcement procedures by the Township per a Zoning Board approval. The Codes Officer said a letter will need to be sent to the property owner, Homer Forbes. He said he would like the Board to request the Township Solicitor to write the letter. The Board agreed that the Solicitor should write the letter.

Engineer

Squire Gratz Road Bridge. Squire Gratz Bridge is owned by York County. The Engineer received a report regarding the bridge construction progress. The project manager reported that the beams have been removed, concrete will be cut or broken away to install an abutment cap, new beams will be set, a concrete deck will be poured, the road will be paved and guiderail set. The plan is to have the work completed by the end of October.

Spangler Road. The Spangler Road project was completed late in 2018. Shiloh Paving was to return this summer to repair a few areas of paving that failed during that project. The Road Foreman reported that there is also a spring that is undermining the road that needs to be drained to the edge of the road. The Engineer suggested that while Shiloh Paving is repairing the failed blacktop area the Board might want them to place a drain to the spring also. His estimate to drain the spring to the edge of the road is \$5,663.80 with the Township supplying the material needed. Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to agree to Shiloh Paving repair both problems at the same time as directed by the Township Engineer. Motion carried unanimously.

Thundergust Mill Road. The Engineer reported that the contractor is waiting for two poles to be replaced. The contractor said he needs 10 to 15 loads of fill dirt to place along the shoulder of the Township portion of the road. An estimate of \$175.00 per tri-axle load was received from Krall Contracting. Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to approve the placement of 10 to 15 loads of fill dirt that will cost between \$6,000 and \$9,000. Motion carried unanimously.

Memory Lane Bridge. The Township Engineer presented a bridge rehabilitation report to the Board listing four options to repair the bridge. The estimates ranged between \$153,000 and \$188,000. The Supervisors will review the report before a decision is made.

Detters Mill culvert. The deteriorated culvert was replaced by the Township Road Crew last week. The project was completed in three days. Supervisor Dockery said he noticed that the paving is sinking causing a dip in the road. The Road Crew should place additional asphalt to the area.

Crack sealing. Supervisor Dockery said while riding in the line painting truck he noticed that the Township roads are in bad need of crack sealing. He said some have vegetation growing in the

cracks. The Road Foreman should make a list of roads so the crack sealer can be leased for the length of time needed.

Health Insurance. Health Insurance plan options and premium estimates were submitted by Commonwealth Benefits Group. The Board will review the options before the next meeting.

Bentzel Road. A resident asked if the road is still on the schedule for repair. The Supervisors said the project may be ready for 2020. The Engineer said he would take the road crew out to review what will be needed to prepare the road for a 2020 project.

Equipment. Discussion regarding trucks, hand push crack sealer or the John Deere 210 will be deferred until the full Board is present.

Traffic signal. Supervisor DeFrain said he reviewed procedures to change the traffic signal to add a turn arrow because of traffic back-ups during various times of the day. He said it is a costly process and the Township would need to begin with an engineering study to determine traffic flows. Any change to the signal would require a new permit. Even though the light is situated at the intersection of two PennDOT roads, all permitting and maintenance belongs to the Township.

ACCOUNTS PAYABLE

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve General Fund accounts payable in the amount of \$179,489.99 and Liquid Fuels accounts payable in the amount of \$83,279.64. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:30 PM.

Township Secretary