

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 27, 2019, 7:00 PM

Presiding: Mr. Richard Bensel
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. Smedley and seconded by Mrs. Repman to approve the minutes of the February 27, 2019 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Andrew J. and Nicolena M. Bryden -925 Lisburn Road. The plan proposes to subdivide Lot 3A (1.89 acres) from existing Lot 3 (30.87 acres); and Lot 4A (1.89 acres) from Lot 4 (21.09 acres). Lot 4A (1.89 acres) will be consolidated with Residual Lot 3 (30.87 acres). Lot 3A (1.89 acres) will be consolidated with Residual Lot 4 (21.09 acres). Residual Lot 4 will then be subdivided to create Proposed Lot 4B (11.01 acres) with remaining Proposed Residual Lot 4 (10.07 acres). The lots are currently zoned Rural Agriculture (RA) and the proposed use of the lots are single family residential and vacant land, which is a permitted use by right subject to applicable standards, as required by Section 304 (Rural Agricultural Zone) of the Zoning Ordinance. Proposed Lots 4 and 4B are proposing driveway access to Lisburn Road (T-804). Engineer comments are as follows:

Zoning Ordinance:

1. The number of driveways may not exceed one (1) per lot on any one (1) street frontage (§ 409.b). The proposed Lot #4B shows an additional proposed future driveway.

Subdivision and Land Development Ordinance:

1. The applicant shall provide an Erosion and Sediment Control Plan for review by the York County Conservation District (§ 405.a).
2. Clear sight triangles shall be provided at each street intersection (Old York Road and Lisburn Road). (§406.b.13).
3. The applicant shall include the certification with signature, seal, and date of the professional surveyor (§ 406.b.17).
4. 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).
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. 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)

- 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)
7. Where a subdivision is traversed by a watercourse, stream, channel, or other drainageway, the developer must provide a drainage easement conforming substantially to the existing alignment of the drainageway (§ 519). We recommend that the bearings and distances, delineating the proposed easement, be removed and a 20' wide drainage easement be established 10 feet on either side of the existing stream alignment. The intent is for the easement to move with the stream, if and when it moves.
8. 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)
9. In accordance with Pa. Code, Chapter 71, Section 71.62(c)(2)(iv), a Preliminary Hydrogeologic Study, Component 2-L, will be required since the proposed subdivision is located in an area identified in the Township's 537 Plan with known geological conditions conducive to groundwater pollution (Gettysburg and Heidelsburg Members of the Triassic Formation). A Planning Module must be obtained from PA DEP (§ 402.c.3).
10. If approved by the Board of Supervisors, modifications, including any imposed conditions and the date the modification was granted, shall be clearly noted on the subdivision plan. (§ 801)
11. 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 Mr. Bensel and seconded by Mrs. Repman to approve a modification request to Section 506.e – requiring roadway widening. Motion carried unanimously.

Mr. Akens, Engineer representing the plan, said he was notified by PA DEP that a Component 2 Sewage Planning Module and Hydrogeologic Study will need to be submitted and approved for this project.

Motion was made by Mr. Kotz and seconded by Mrs. Repman to conditionally approve the subdivision pending Engineer comments are addressed. 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 three lot corners, located in the shared driveway, along the northern side of proposed Lot 6 shall have permanent markers placed in the field. (§406.b.16)
2. A certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered professional surveyor responsible for preparing the plan is need on the plans. (§406.b.17)
3. The locations of all proposed wells, with 100 foot isolation distances, shall be shown on the plan. (§406.b.25)
4. A notarized statement to the effect 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. (§406.b.27)
5. The applicant shall list all deed restrictions or covenants on the plans. If there are none, the applicant shall state that there are no deed restrictions or covenants proposed. (§406.b.28)
6. Sewage Planning approval shall be obtained from PA DEP prior to final plan approval. (§406.e.7)
7. 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)

- 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)
8. 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)
 9. If approved by the Board of Supervisors, modifications, including any imposed conditions and the date the modification was granted, shall be clearly noted on the subdivision plan. (§ 801)
 10. 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 Mr. Kotz and seconded by Mr. Smedley to approve a modification request to Section 506.e regarding road improvements since the subdivision lies along Penn DOT owned roads. Motion carried unanimously.

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

Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve Component 4A of the PA DEP Sewage Facilities Planning Module. Motion carried unanimously.

Perry and Carolyn Witmer, 340 Fickes Road. Mr. Todd Lyons, representing Mr. and Mrs. Witmer, is requested a modification to Section 303 of the Subdivision Ordinance that requires submission of preliminary and final plans. The plan was recorded without sewage planning. PA DEP is requiring Mr. and Mrs. Witmer to submit a Component 2 Sewage Facilities Planning Module for their project. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve Component 4A of the Planning Module. Motion carried unanimously.

MODIFICATION REQUESTS

Dennis and Shannon Merovich, 201 Mt Zion Road, Dillsburg. Mr. and Mrs. Merovich are requesting a modification to Section 203 regarding building size and Section 303 requesting a waiver from submission of a land development plan. Their plan is to construct a 1,800 square foot pole building to be used as a residential garage and unenclosed picnic area. The total impervious surface will be 5,560 square feet. Stormwater management is required at 20,000 square feet or greater. Motion was made by Mr. Kotz and seconded by Mr. Bensel to approve the modification request. Motion carried unanimously.

Mr. Dennis Hoch, 340 Benedicts Road, Wellsville. Mr. Hoch is requesting a modification from Section 203 regarding building size and Section 303 requesting a waiver from Section 303 requesting a waiver from submission of a land development plan. His plan is to construct a building 1,120 square feet to be used as a residential garage. Total impervious surface is 4,880 square feet. Allowed stormwater management requirements is 20,000 square feet. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve the modification request. Motion carried unanimously.

SKETCH PLANS

Scott Troup, 10 and 20 Old York Road, Wellsville. Mr. Troup purchased the two lots and would like to move his repair garage to this property. The two lots total .82 acres. His options are to construct the repair garage on Lot 20 and retain the existing dwelling on Lot 10 or to combine the lots and use the total acreage with the dwelling included for his business, which would require a zoning hearing to allow more than one use on an individual lot. Mr. Troup returned with a sketch plan that combines the two lots and the dwelling will be used as a storage building.

BUSINESS

Seal vacated by Marilyn Grafton. Two residents are interested in filling the vacancy. Mr. Dean Trump, Lisburn Road and Mr. James Barton, Pennsylvania Avenue submitted their names. The Planning Commission considered both candidates and said they would like to ask the Board to appoint Mr. Barton because he has never served in a position on any Township board. Mr. Trump said he would not be offended and that he submitted his name to make sure there was someone who would take the position. The Planning Commission said they would like to give Mr. Barton a chance to serve. Motion was made by Mr. Smedley and seconded by Mr. Kotz to recommend that the Board of Supervisors appoint Mr. James Barton to fill the vacant term of Mrs. Grafton. Motion carried unanimously. Mrs. Grafton was appointed to the Planning Commission on January 6, 1999. She is appreciated for her twenty years of service.

ADJOURNMENT

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

The meeting was adjourned at 8:05 PM.

Rebecca Bradshaw
Township Secretary