

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, July 21, 2021, 7:00 PM

Presiding: Supervisor John Dockery - absent  
Supervisor George DeFrain  
Supervisor Zachary Fickes  
Supervisor Thomas Hawkins - Chairman  
Supervisor Jason Weaver

Staff Present: Terry Myers, P.E., Township Engineer  
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer-absent  
Stacie Gregory – Administrative Assistant

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve the minutes of the July 7, 2021 meeting. Motion carried.

EMERGENCY SERVICES REPORTS

None

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Sarah E. Miller, 525 Lisburn Road. The plan proposes to subdivide the existing property at 525 Lisburn Road into 2 properties: Lot 2 (10 acres) and Lot 2A (57.72 acres). The lots are currently zoned Conservation and Rural Agriculture. The Proposed use for the lots has been identified as residential. Both lots have existing driveway access to Lisburn Road T-908 by means of a private street. This plan is considered a Minor Subdivision plan.

The Planning Commission denied a request for a modification to Section 506.I – Construction standards of Private Streets and Section 514.d – Lots with Private Access. Mr. Paul Miller, Jr and Chris Hoover, Hoover Engineering were present to represent the plan. Mr. Hoover asked the Board to consider approving the modification request before they move forward with the subdivision. A concern of the Supervisors is that emergency equipment will not be able to access the new lot. They asked the Township Engineer and Wellsville Fire Chief to drive fire apparatus across the existing right of way to see if the truck is able to access the new lot. Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to table the request until requested information is received. Motion carried unanimously.

James D Maclay, Pinetown Road. The plan proposes to subdivide Lot 10 (12.89 acres) and attach it to the lands of Ryan M. Maclay, subdivide Lot 8 (15.24 acres) containing the existing

dwelling and agricultural buildings, Lot 9 (1.75 acres) to create a new lot for Mr. Maclay's residence, Lot 11 (13.06 acres) to separate an existing second dwelling onto its own lot, and leave a residual Lot 1 (32.22 acres) for agricultural use. The lots are currently zoned Rural Agriculture. The proposed use for the new Lot 9 has been identified as residential, with other lots remaining residential or agriculture. Lot 9 proposes driveway access to Pinetown Road S.R. 4031 by means of a private street.

A DEP Planning Module was submitted with the plan. Lot 9 will require an on-lot system for the new dwelling. Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to approve Resolution 2021-04 for revision to the "Official Sewage Facilities Plan" of Warrington Township to include the James Maclay Planning Module. Motion carried unanimously.

Harry H Fox, Jr. Stone Jug Road. The plan proposes to subdivide an existing 23.77 acre parcel into two residential lots. Lot 1 – 13.63 acres and Lot 2 – 10.15 acres. Lot 1 will be consolidated with 3.32 acre Parcel 29G to create a new Parcel 29G equaling 16.95 acres. Lot 2 will be consolidated with Parcel 31A (to be purchased prior to plan recording and equals 0.30 acres to create a new Parcel 29C equaling 10.45 acres.

Mr. Pat McKonly represented the plan for Mr. Fox. Mr. McKonly is requesting approval to reconfigure the lots to make two conforming lots without submission of a DEP Planning Module. He will submit a DEP Planning Waiver & Non-Building Declaration. He said his surveyor, Todd Lyons, spoke with the DEP Sewage Planner and she was in agreement with a land swap because it would increase the size of the three acre lot. Motion was made by Supervisor Fickes and seconded by Supervisor DeFrain to approve the Request to submit a DEP Planning Waiver & Non Building Declaration. Motion carried with Supervisor Weaver opposing.

Weavers of Wellsville, 47 N Main Street, Wellsville. Land Development Plan. Mr. Weaver received a modification to Section 402 and 403 of the Subdivision Ordinance requiring submission of a subdivision and land development plan to the Township since the majority of the building addition is situated in the Borough of Wellsville. His request was to defer the plan review process to the Borough, including stormwater management review. The plan has now been reviewed and approved by the Borough and was brought in for Board of Supervisor signature. The Township Engineer said he would like to see a note added to the plan regarding the Zoning Hearing Board approval to expand the building into the Township. Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve the plan with the Zoning note added. Motion carried unanimously.

## BUSINESS AND STAFF REPORTS

Ideas for ARPA funding. The Township received \$243,355.92 from the Commonwealth on June 22 and will receive another check in the same amount next June as a result of the American Rescue Plan Funding provided by the federal coronavirus relief package. There are categories that regulate how the funds may be used and it was suggested that officials should begin to evaluate options and plan how to use the funding. Townships have until December 31, 2024 to spend the funds. Supervisor Weaver suggested that the Board hold an executive meeting to discuss suggestions for funding.

Bentzel Road. There are drainage issues along Bentzel Road. The Engineer requested that the road crew to work on drainage while the gutters are dry from the summer weather.

Interviews for Zoning Officer job. Six applications have been received that qualify for interviews for the job. The Board said to set up interviews the first week in August preferably Monday or Tuesday beginning at 5:30.

Supervisor Weaver. Supervisor Weaver said to take the old equipment that is on the Township property and not being used to the scrap metal yard and get rid of it.

#### ACCOUNTS PAYABLE

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve General Fund accounts payable in the amount of \$39,525.84 and State Liquid Fuels accounts payable in the amount of \$800.18. 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 8:04 PM.

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Township Secretary  
(Record of proceedings taken by  
Administrative Assistant)