

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, September 15, 2021, 7:00 PM

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

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

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Fickes and seconded by Supervisor DeFrain to approve the minutes of the August 18, 2021 meeting. Motion carried unanimously. The September 1, 2021 meeting was cancelled due to Hurricane Ida rainfall.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. The Fire Company report showed 14 calls in Warrington Township during the month of August 2021. Total calls responded to by Wellsville Fire Company year to date in Warrington Township is 82.

PUBLIC RECOGNITION

Todd McDaniel. Mr. McDaniel is looking to purchase two lots that are for sale on Mt Airy Road and would like to construct a single family dwelling on each lot to be used as a luxury Air BNB to be rented by short term contracts. Mr. McDaniel said there is no Air BNB use listed in the Township Zoning Ordinance and requested that prior to adopting the revised Zoning Ordinance that the Board of Supervisors consider including this as a use in the new Ordinance. The Supervisors suggested that Mr. McDaniel attend the next Planning Commission meeting to discuss his request with the Planning Commission, Zoning Officer and Planning Consultant to get ideas regarding how other townships regulate Air BNB.

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 developer is requesting approval of a Resolution for Plan Revision for new land development. Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to

approve Resolution 2021-05 to adopt and submit the Sarah E Miller, 525 Lisburn Road subdivision plan to the PA DEP for its approval as a revision to the “Official Sewage Facilities Plan” of Warrington Township. Motion carried unanimously.

## BUSINESS AND STAFF REPORTS

### Solicitor

Establishing Standards Solar Energy Systems. The Township Planning Commission proposed that standards for Solar Energy Systems is removed from the Zoning Ordinance and established by a separate ordinance enacted by the Board of Supervisors. The proposed ordinance was sent to the Solicitor for review. The Board requested that the recommended changes be sent to the Planning Commission to be reviewed by the members and the Planning Contractor, Tim Cormany.

### Engineer

Construction and Materials Specifications. The Engineer was asked to prepare the document when the specifications were removed from the Subdivision and Land Development Ordinance. He prepared the draft copy in June 2017 for the Board to review. The Board is ready to finalize the draft copy after the Planning Commission acts on the Driveway Ordinance proposal since driveway materials and specifications are not included in the document.

Storm damage – Hurricane Ida. On September 1, 2021 the Township had 7+ inches of rain as a result of Hurricane Ida. All bridges within the Township were overtopped with water. When a bridge is overtopped, there is a requirement after such a flood event in accordance with PennDOT’s Bridge Safety Inspection Manual that it be inspected for damage. Five bridges were inspected by the York County engineers, HRG. Peiffer Road, Detters Mill Road (near Benedict’s Road), two bridges on Bull Road and Beaver Lane Road were inspected by Steven Malesker, HRG, Inc who said there were no major issues. Two bridges share with Newberry Township, Conley Road and Twin Lakes Road, were inspected by the Newberry Township engineer so costs could be shared with Newberry. The remaining bridges were inspected by C. S. Davidson, Inc. Memory Lane Bridge had minor loss of pavement resulting in about \$4,600 in damage; Beaver Creek Road Bridge had undermining due to lodged debris that resulted in \$13,700 in damage. Quaker Meeting Road Bridge has erosion behind all wing walls that is endangering the roadway. Damage is \$23,301. New York Road Bridge is closed and will not reopen until bridge and road repairs have been completed. There was extensive damage to the bridge and newly seal coated road in the amount of \$36,894. Red Rock Avenue is a culvert. The road was overtopped and the culvert area was inspected because damage was called in by a resident. The estimated cost of repairs is \$18,000. The cost estimates were sent to York County Department of Emergency Services who will be reporting the damage to Pennsylvania Emergency Management Agency. York County is requesting funding from FEMA to cover the storm damage.

### Code Enforcement Officer

Permit applications. The Codes Officer said he is working on revising permit applications to conform to the Zoning Ordinance and remove redundancy from the Zoning and Building Permit applications. He may also revise the Complaint Form and reminded the Board that he accepts written complaints only.

C. S. Datum Permit Manager Subscription. The Codes Officer met with representatives of C. S. Davidson, Inc. to discuss a program they have for managing permits. CSDatum is a web-based mapping application built by C. S. Davidson, Inc. Mapping layers could include: permitting, plan review, sewer system, stormwater system, properties, electric, gas and water, and more. The permit manager program can track building, demolition, driveway, septic and other permits. The Permit Manager program cost is \$16,000 to sign up and \$1,850 per year after the first 12 months. The fee can be billed as an annual payment divided into three years. The Board told the Codes Officer to request a proposal for them to review.

DCNR Park Grant. On August 6, 2021 bids were received by YSM Landscape Architects for the project to construct a pavilion in the Municipal Park. York Excavating Co, LLC was lowest bidder at \$98,940.75. The base bid did not include furnishing the pavilion which was purchased by Warrington Township under State Contract for \$23,000. The combined cost of the pavilion and this contract exceeds the budgeted grant amount. YSM recommends that the Township accept the bid and deduct the alternate bid items that include an interpretive sign, shade trees and picnic tables that will reduce the bid by \$11,500 for a total of \$87,440.75. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to award the contract for Project No. 21WAR-01 to York Excavating Co, LLC in the amount of \$87,440.75. Motion carried unanimously. Supervisor Dockery requested that the Township office receive a quote to run electricity to the new pavilion. A proposal was received from J. A. Kolva, Inc. in the amount of \$10,285.00 to supply electricity to the new pavilion using the Township road crew and equipment to dig the trench. The Board said to coordinate the electricity connection by J. A. Kolva with the pavilion construction by York Excavating to alleviate any problems.

Employee Health Insurance. The yearly policy renewal is scheduled for October 1, 2021. Commonwealth Benefit's Group sent a cost comparison for renewal as of that date. Motion was made by Supervisor Hawkins and seconded by Supervisor Fickes to retain Highmark Blue Shield at a monthly premium amount of \$10,667.82. Motion carried unanimously.

Wayne Weber, Mockingbird Road. Mr. Weber was notified that his septic system would need to be pumped prior to August 2022. He requested a waiver from pumping because he is a single person living alone. He said a system that is used by a single resident should not need pumped every four years. The Board of Supervisors denied the request.

PMRS Pension Plan. Act 205 governs the funding requirements for municipal pension plans. The calculation of the 2022 plan cost (MMO) requires an estimate of employee wages. The MMO is the municipality's 2022 bill for this pension plan and must be paid by December 31, 2022 with general fund money or General State Aid. The MMO figure for 2022 is \$15,355.00. Motion was made by Supervisor Weaver and seconded by Supervisor Hawkins to accept the 2022 Minimum Municipal Obligation of \$15,355.00. Motion carried unanimously.

Road Crew. The road crew had a chain saw stolen while cleaning up storm debris along Detters Mill Road on September 2<sup>nd</sup>. The Board said for them to write a report and notify the State Police of the theft.

Penn Waste Contract. Supervisor Dockery surveyed surrounding townships regarding trash prices and services. The contract for Warrington Township expires 12/31/21 but has an option to renew for two additional one-year extensions. The current cost of 4 container service in Warrington is \$77.54 per quarter. Comparisons are Carroll Twp at \$74.35/quarter, Monaghan at \$77.70/quarter and Franklin at \$80.35/quarter. Townships with larger populations are somewhat lower. Fairview Twp – 17,451 residents is \$67.47/quarter and Dover with 22,366 residents is \$67.11. Penn Waste is proposing to increase the 2022 service fee to \$83.76/quarter for 4 container service and \$100.65/quarter for 8 container service. Pay per bag will increase from \$7.00/bag to \$8.50/bag. The 2023 rates will increase as follows: 4 container service is \$87.54/quarter, 8 container service will be \$105.18/quarter and pay per bag will increase to \$8.85/bag. Recycling only service in 2022 will increase to \$25.80/quarter and in 2023 will increase to \$26.55/quarter. Motion was made by Supervisor Weaver and seconded by Supervisor Hawkins to extend the contract as proposed by Penn Waste. Motion carried unanimously.

ARPA Covid Funds. The Township received \$243,360 from the Commonwealth of PA under the American Rescue Plan. There are strict guidelines for using the funds. Supervisor Dockery asked each Board member to research an item of interest for discussion at the next meeting.

Zoning Ordinance changes. Supervisor Weaver said the Planning Commission submitted a draft copy of the revised Zoning Ordinance to the Board of Supervisors for their review and action. He said the draft copy contained Section 311 – Agricultural Preservation Overlay Zone to help preserve significant tracts of prime farmland. The submitted copy said the application for subdivision in the Conservation or Rural Ag Zone which involves a property totaling 30 acres or more in the Conservation Zone and 25 acres or more in the Rural Ag Zone and includes 25% or more of prime agricultural land shall be subject to requirements and design standards including Allowed uses, maximum number of lots that could be subdivided, etc. Supervisor Weaver said the Board should vote whether to accept the Planning Commission submission of 25 acres before proceeding with the proposed Ordinance because the alternate submission of 12 acres or more in the Conservation and Rural Ag Zones was also discussed and the Board may want to accept that alternative as Section 311 – Agricultural Preservation Overlay Zone. Supervisor Weaver said York County Ag Land Preservation Board uses a ranking system for a farmer to score enough points to sell development rights to this program. Adding 12 acre land preservation to the ordinance will increase the number of points in Warrington Township to 20 points if the wording also includes subdivision in poor soil conditions in these two Zones.

Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to change the proposed Zoning Ordinance draft submitted by the Planning Commission to include preservation in the Conservation and Rural Agricultural Zones to 12 acres or more and include prime soil conditions will be protected. Motion carried with Supervisor Hawkins opposing.

The Board said other items that need looked into are the possible addition of a Section for Air BNB and Section 312 revised per York County Planning Commission recommendations.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins to approve General Fund accounts payable in the amount of \$38,293.82, Recreation Fund accounts payable in the amount \$877.08 and State Liquid Fuels accounts payable in the amount of \$547.90. Supervisor DeFrain seconded. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 9:30 PM.

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Township Secretary