

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, November 17, 2021, 7:00 PM

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

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 Hawkins to approve the minutes of the November 3, 2021 meeting. Motion carried unanimously. Motion was made by Supervisor Hawkins and seconded by Supervisor Fickes to approve the minutes of the November 10, 2021 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Penn State Health Life Lion. The ambulance was dispatched on 31 calls in Warrington Township during the month of October 2021. Twenty-eight dispatches were handled by Penn State Health Life Lion and three were handled by outside agencies. The Board was told by Dean Trump, Advisory Committee member, that two weeks ago on a Saturday there was no ambulance crew to respond to calls and last weekend there was no crew available on Saturday or Sunday. He said they are experiencing a shortage of EMT's.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

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. Fox is requesting an extension of time for action to be taken on the plan until February 17, 2022. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the request for extension of time. Motion carried unanimously.

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 an extension of time until April 30, 2022 to allow time to review the plan. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to grant the requested extension of time. 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), Lot 9 (1.75 acres), Lot 11 (13.06 acres), and leave a residual Lot 1 (32.22 acres). 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. This plan is considered a Minor Subdivision plan. Mr. Maclay is requesting an extension of time until February 17, 2022 for review of the plan. Motion was made by Supervisor Fickes and seconded by Supervisor Hawkins to approve the requested extension of time. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Zoning Ordinance. Supervisor Dockery said the following is needed to be prepared for the November Planning Commission meeting:

1. Solicitor Shane Rohrbaugh is working on a short term rental ordinance, solar ordinance, and telecommunications ordinance to be provided to Tim Cormany, Consultant, for him to incorporate into the zoning ordinance. The driveway ordinance should be referenced in the zoning ordinance but will be a stand-alone ordinance.
2. The short term rental ordinance that's being written by Solicitor Rohrbaugh needs action taken by the Planning Commission at the November meeting and sent to Tim Cormany to be incorporated into the Zoning Ordinance.

Tim Cormany, Consultant, will put all items together into an ordinance that has no red lines for the Board of Supervisors to review and approve. A red lined copy must be provided by Tim Cormany to submit to the YCPC.

All preparation for hearings, advertising and adoption will be made by the Township Solicitor's office.

Ford Ranger tires. Supervisor Fickes said the Ranger pickup truck needs traction tread tires on the rear and drive tires on the front. He also suggested placing blocks in the bed to add weight for winter driving. He will order the tires from Mar Bar in Hanover to get the PA State price under the CoStars contract.

Wellsville Municipal Authority. Supervisor Dockery said the Rt. 177 Bridge is scheduled for repair next year and the Municipal Authority will need to remove a discharge line from the bridge. The plan is to bury the line under the lake. They are in the process of receiving quotes.

2022 General Fund Budget. Carolyn Hoffman said she noticed in the 2022 Budget that the figure for Amusement Tax receipts from Roundtop Mountain is considerably lower than other years. Supervisor Dockery said the Township is having trouble receiving the tax from the new owners of Roundtop. The problem may need to be resolved by the Township enforcing the ordinance by performing an audit of their books.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$64,409.30 and State Liquid Fuels accounts payable in the amount of \$537.76. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 7:35 PM.

Township Secretary