

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, October 27, 2021, 7:00 PM

Presiding: Mr. Richard Bensel, Chairman
Mr. James Barton
Mr. Len Kotz
Mrs. Carla Repman
Mr. James Smedley

Staff Present: Attorney Shane Rohrbaugh, Solicitor
Mr. Terry Myers, Township Engineer
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 September 22, 2021 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

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.

Subdivision and Land Development Ordinance:

1. While the driveway access location shows the stopping sight distance requirements being met, is there better location to provide better sight distance? It appears that an access point, centered between the “s-curve” may provide a more suitable location (§ 512.a.7).
2. 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 (§ 403.b.27).
3. An easement over the primary and replacement absorption areas shall be delineated and identified on the plans, in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No. 2016-02. Bearings, distances, and ties to the property line need to be established for all absorption areas. (§ 515.c)
4. Deeds of consolidation will be required to be written and supplied to the Township.
5. 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.
 - Legal services necessary for the processing of the land development plan.

Motion was made by Mr. Bensel and seconded by Mr. Barton to conditionally approve the subdivision pending engineer comments are addressed. Motion carried with Mr. Kotz opposing.

DEP Request for Planning Waiver & Non-Building Declaration. Motion was made by Mr. Smedley and seconded by Mrs. Repman to approve the request for Planning Waiver & Non-Building Declaration for the Harry Fox subdivision. Motion carried with Mr. Kotz opposing.

BUSINESS

Sewage Planning. At the request of the Planning Commission, the Engineer prepared a discussion regarding Sewage Facilities Planning in the State of Pennsylvania. The purpose is to implement the PA Sewage Facilities Act 537 in order to help address existing sewage disposal needs and to prevent future problems through proper planning, permitting and design of all types of sewage facilities. The Act 537 requires all municipalities to develop and implement comprehensive official plans that provide for the resolution of existing septic problems and provide for future sewage disposal needs. When a new project is proposed, municipalities are required to revise their official plan unless the project is exempt from planning. Some type of sewage planning needs to be submitted with any subdivision or land development plan. The developer's engineer or surveyor will submit a planning module application mailer to PA DEP and they will instruct him which module form to use and what studies and reports will be required for them to approve the project. The Township Engineer copied each of the modules PA DEP uses along with the requirements for submission to them for approval.

November meeting. The November Planning Commission meeting will be scheduled to be held on November 23, 2021 at 7:00 PM because of Thanksgiving.

ADJOURNMENT

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

The meeting was adjourned at 8:05 PM.

Rebecca Bradshaw
Township Secretary