

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  
Tuesday, November 30, 2021, 7:00 PM

Presiding: Mr. Richard Bensel, Chairman  
Mr. James Barton  
Mr. Len Kotz  
Mrs. Carla Repman – by speaker phone  
Mr. James Smedley - absent

Staff Present: Attorney Shane Rohrbaugh, Solicitor  
Mr. Terry Myers, Township Engineer  
Mr. Cliff Tinsley, Zoning and Permit Officer  
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Kotz and seconded by Mr. Barton to approve the minutes of the October 27, 2021 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Terry L & Sandra J Sweitzer, 850 W Spring Valley Road. The plan proposes to subdivide Existing Parcel 49-MD-11B (68.5 acres) into Lot 1 (67.2 acres) and Lot 2 (1.36 acres) and attach proposed Lot 2 to existing Parcel 49-MD-16A (34.44 acres). The lots are currently zoned Rural Agriculture (RA) and are located within the Airport Hazard Overlay. The proposed use of the lots is indicated as residential. Existing Lot 1 currently has access to West Spring Valley Road (T-857) and Parcel 49-MD-16A currently has access to Old Mountain Road (T-898). This plan has been reviewed as a Minor Subdivision plan. Engineer comments are as follows:

**Subdivision and Land Development Ordinance:**

1. The location map shall be shown at a scale of not less than 1" = 1,000' (§ 403.b.5).
2. The applicant shall include a telephone number Terry and Sandra Sweitzer on the coversheet of the plans.(§403.b.6).
3. The applicant shall show the dedicated 50' ROW line along West Spring Valley Road and Old Mountain Road and shall provide bearings and distances for the 50' dedicated ROW lines. (§403.b.12).
4. The general exterior dimensions of all existing structures and accessory buildings shall be shown on the plans.(§ 403.b.20).
5. The applicant shall include the certification with signature, seal, and date of the professional surveyor on the final plans. (§ 403.b.22).
6. 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. (§ 403.b.27).
7. General Lot Information table and Site Data Note 13 refer to existing and proposed

residential lots and uses, while Note 12 - Purpose of the plan - do not refer to any residential lots or uses (§ 403.b.33). The applicant shall clarify the proposed use of the proposed lot.

8. The applicant shall complete the non-building waiver. The Township Sewage Enforcement Officer shall sign the plan prior to final plan approval (§ 403.e.4). The applicant has indicated within the non-building waiver note that the land is dedicated to the express future purpose of commercial development use. The applicant shall clarify the proposed use of the proposed lot.
9. The following note should be added to the notary statement for Dale L. and Sondra L. Bentz:  
*"Lot 2 shall be adjoined to adjacent lands of Dale L. and Sondra L. Bentz and shall not be separated therefrom without prior approval from Warrington Township."*
10. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording, proving that Lot 1 and 2 have been created and Lot 2 has subsequently combined with existing Parcel 49-MD- 16A.
11. Add lightning strike across West Spring Valley Road to show that Lot 1- remaining lands of Sweitzer, will remain as one tract.
12. Is the Sewage Enforcement Officer review applicable to this plan.
13. In addition to such filing fees, the developer shall pay the cost of:
  - Final inspection for completion of installation of required improvements (concrete monuments).

Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve modification requests to the following Sections:

Section 403.b.5 – Location Map Scale requirements due to both properties are large in size. Scale 1"=2000' reflects the properties more efficiently.

Section 403.b.12 – Right of Way Bearings and Distance requirements. There is no proposed dedication of right of way with this plan.

Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to conditionally approve the subdivision plan pending Engineer comments are addressed and written modification requests are submitted by the developer. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve a Request for Planning Waiver & Non-Building Declaration, the Township Planning Commission concurs that the described use of these parcels proposed are consistent with zoning, land use ordinances and comprehensive plans for the area involved in the proposed subdivision and are not part of a subdivision that proposes new sewage generating structures. Motion carried unanimously.

Jeff Kolva – 831 Pinetown Road. The plan proposes the subdivision of Existing Lot 7 (10.49 acres) which contains an existing single-family dwelling and an existing commercial building and pavilion to create Lot 8 (4.78 acres) which will contain the existing commercial property and pavilion, Lot 9 (0.32 acres), and the Remaining Lot 7 (5.08 acres) which will contain the existing residential dwelling. The lots are currently zoned Conservation (C) and the proposed use of the lots is residential. Proposed Lots 7 and 8 currently have access to a Private Drive. This plan has been reviewed as a Minor Subdivision plan. Engineer comments are as follows:

### **Subdivision and Land Development Ordinance:**

1. Existing significant natural or existing or proposed manmade features within the parcel and within four hundred (400) feet of the area proposed to be subdivided or developed shall be shown on the plans. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the “federal Manual for Identifying and Delineating Jurisdictional Wetlands” (January 1989) and other features of note (§402.b.33). **The applicant is requesting a waiver of this section.**
2. The applicant has indicated a value for a Lot 7A within the Lot Width table. We believe this to represent the value for proposed Lot 8. The applicant shall clarify and correct the plans as needed (§403.b.4).
3. The applicant shall include the location and type of all existing and proposed lot corner markers and monuments at all exterior boundaries. The applicant shall set a new concrete monument in place of the proposed P.K. nail in the northwestern corner of Lot 8 (§403.b.19).
4. The applicant shall include the certification with signature, seal, and date of the professional surveyor on the final plans (§ 403.b.22).
5. 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. (§ 403.b.27).
6. The applicant shall provide proof of a Sewage Planning Module approved by DEP (§ 403.e.4).
7. Private streets shall be permitted only when such private streets conform to the standards and specifications for minor streets as set forth in this Ordinance, unless otherwise specifically permitted by this Ordinance or the Township Zoning Ordinance (§506.i). **The applicant is requesting a waiver of this section.**
8. Parcels of land existing as of June 5, 1985, which have their sole access by means of substandard private streets (i.e. not meeting the minor street standards set forth in the ordinance), will not be permitted to be subdivided for the creation of additional lots unless the private street is improved to conform to all standards and specifications for streets as set forth in this ordinance and provided such lots meet all applicable requirements of the Warrington Township Zoning Ordinance (§ 514.d). **The applicant is requesting a waiver of this section.**
9. The applicant shall pay a fee in-lieu-of dedication of land for recreation for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by the Board of Supervisors and amended only by the Board of Supervisors (§523).
10. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording, proving that Lots 7, 8, and 9 have been created.
11. Owner shall provide documents, recorded or not, of private drive access rights and maintenance responsibilities.
12. In addition to such filing fees, the developer shall pay the cost of:
  - Final inspection for completion of installation of required improvements.

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

Motion was made by Mr. Barton and seconded by Mr. Bensel to approve a Request for Planning Waiver & Non-Building Declaration, the Township Planning Commission concurs that the described use of these parcels proposed are consistent with zoning, land use ordinances and comprehensive plans for the area involved in the proposed subdivision and are not part of a subdivision that proposes new sewage generating structures. Motion carried unanimously.

BUSINESS

Zoning Ordinance discussion.

Short Term Rental Section 520. Suggested Ordinance language that was amended by Tim Cormany, Martin and Martin was submitted for Planning Commission review.

Mr. Kotz reworded part of the submitted document to organize it better. A suggestion was made to limit a sign to identify the property to one square foot and not illuminated.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to recommend approval of Section 520 as revised to be sent to the Board of Supervisors. Motion carried unanimously.

Mr. Cormany has completed amending the Zoning Map to include the Weaver Meats property change and the revisions to the Comprehensive Plan.

ADJOURNMENT

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

The meeting was adjourned at 8:50 PM.

Rebecca Bradshaw  
Township Secretary