

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, December 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
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the minutes of the December 1, 2021 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

None

PUBLIC RECOGNITION

Jim Smedley. Mr. Smedley thanked the outgoing Supervisors, Supervisor Hawkins and Supervisor DeFrain for their service to the Township.

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. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. 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. (Subdivision Ordinance §403.b.27)
2. 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 #2016-02. Bearings, distances and ties to the property line need to be established for all absorption areas. (Subdivision Ordinance §515.c)
3. Deeds of consolidation will be required to be written and supplied to the Township within ninety days of the date of Plan or plan recording. (Subdivision Ordinance §312.d)
4. In addition to filing fees, the developer shall pay the cost of any other outstanding fees.

Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to conditionally approve the subdivision pending Engineer comments are addressed and recreation fees are waived. 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:

The following modifications to the Ordinance have been requested:

1. Section 402.b.33 – Submission of a detailed wetland study. The developer said an investigation for proposed wetlands is located within that area. The applicant is requesting a waiver to the remaining lands where no development will occur.
2. Section 506.i – Construction standards of private streets and Section 514.d – Lots with private access. The applicant is proposing to create one new lot for the modification to convert the existing commercial use into a single family home. Access for the lot will be the existing commercial driveway currently owned and maintained by the applicant and would be in the future. It would create a financial burden to upgrade/construct the private street to local street standards. The estimated financial costs would be in excess of \$500,000.00. Additionally, it would only be possible to improve that section of the existing driveway to local standards since the property owner only controls that portion of driveway which is located along his frontage. The subdivider has no control of the remaining 2,400 lineal feet of driveway from the subject property to Pinetown Road.

Subdivision and Land Development Ordinance:

1. The applicant shall include the certification with signature, seal, and date of the professional surveyor on the final plans. (§403.b.22)
2. 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)
3. The applicant shall provide proof of a Sewage Planning Module approved the PA DEP. (§403.e.4)
4. 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)
5. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording proving that Lots 7 and 8 have been created.
6. Owner shall provide documents, recorded or not, of private drive access rights and maintenance responsibilities.
7. In addition to such filing fees, the developer shall pay any other costs associated with this subdivision.

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve the requested modifications to the Subdivision Ordinance. Motion carried unanimously.

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Sewage Facilities Planning Module Application Mailer. It is determined by the project applicant and agent that this subdivision meets the requirements specified in the PA DEP Sewage Exemption mailer and is exempt from the Act 537 planning requirements. The Township Sewage Officer has determined that the project meets the requirements for sewage exemption and has signed certifying that each lot in the subdivision has been tested and is suitable for both a primary and replacement sewage disposal system. Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve the Sewage Exemption mailer. Motion carried unanimously.

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:

The following requests for modification to the Subdivision Ordinance were made:

1. Section 403.b.5 – Location map at the scale of not less than 1" = 1,000'. The agent is proposing a scale of 1" = 2,000' to reflect both large properties more efficiently.
2. Section 403.b.12 – Right-of-way bearings and distances requirements. The agent's justification to the requirement is that there is no proposed dedication of right-of-way with this project.

Subdivision and Land Development Ordinance:

1. 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).
2. 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)
3. Deed recording verification shall be provided to the Township within 90 days of plan recording to show that Lot 1 and Lot 2 have been created and Lot 2 has subsequently combined with existing parcel 49-MD-16A.
4. In addition to filing fees, the developer shall pay the cost of any other fees associated with this subdivision plan.

Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to approve the requested modifications to the Subdivision Ordinance. Motion carried unanimously.

Motion was made by Supervisor Dockery and seconded by Supervisor Weaver to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve the PA DEP Request for Planning Waiver & Non-Building Declaration to accept this proposal as a non-building lot and accept responsibility should a violation occur. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Mt. Zion and Cabin Hollow Road. Supervisor Dockery said the intersection needs a 3-way stop sign and he would like the Township Engineer to determine what steps are necessary to make it enforceable.

2022 Budget.

CAPITAL RESERVE FUND

Available for budget

Total available for capital purchases	\$350,000.00
Remaining funds 12/31/22	<u>87,600.00</u>
	\$437,600.00

STATE LIQUID FUELS FUND

Revenue

2022 Interest	\$ 50.00
2022 Liquid Fuels Funding	281,131.00
Total 2021 end of year funds available to budget	<u>61,000.00</u>
Total anticipated funds available for Budget	\$342,181.00

GENERAL FUND

Revenue

Taxes	\$1,041,100.00
Licenses & Fines	26,700.00
Interest	695.00
Intergovernmental reimbursement	356,290.00
Permits	86,500.00
Miscellaneous revenue	34,650.00
Funds anticipated available – 12/31/2021	<u>1,600,000.00</u>
Total 2022 funds available for budget	\$3,145,935.00

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the three funds for 2022 budgeting with no tax increase. Motion carried unanimously.

Outgoing Supervisors. Supervisor Dockery presented Certificates of Appreciation to Supervisor Hawkins for 6 years of service to Warrington Township and to Supervisor DeFrain for 10 years of service as a Supervisor.

JD210C. Supervisor Dockery said he had Reuben Derstine from Washington Township come and evaluate the tractor for repair. He said he is willing to rebuild the transmission and reverser with new and rebuilt parts, replace hoses and seals and make other repairs as necessary. He estimates the cost to be \$10,000 to \$15,000. Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to approve the repairs to the JD210C by Reubin Derstine with a cap of \$15,000. Motion carried unanimously.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$32,718.60, State Liquid Fuels accounts payable in the amount of \$6,217.69 and Recreation Fund accounts payable in the amount of \$332.46 plus an invoice that came into the office too late to include on the unpaid bills sheet in

the amount of \$10,285.00 to Kolva Electric for wiring the park pavilion. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:10 PM.

Township Secretary