

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, February 2, 2022, 7:00 PM

Presiding: Supervisor Jason Weaver, Chairman
Supervisor John Dockery
Supervisor Zachary Fickes
Supervisor Ed Mattos
Supervisor Michael Saylor

Staff Present: Attorney Brian Linsenbach, Township Solicitor
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 Dockery and seconded by Supervisor Fickes to approve the minutes of the January 19, 2022, meeting. Motion carried unanimously.

The Board announced that there is a special meeting scheduled for February 15, 2022, to amend the 2022 Budget to include a \$45,000 additional contribution to the Wellsville Fire Company.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. The Fire Company reported responding to 18 calls in Warrington Township during the month of January 2022.

Penn State Health Life Lion. Supervisor Dockery said because he was unable to participate in the Zoom meeting held by Penn State Health Life Lion Northern York EMS Advisory Board, he called in after the meeting with the following comments. 1. On the monthly report that is submitted to the Board of Supervisors could the report state the name of the ambulance who handled calls that were missed by the ambulance housed at Wellsville Fire Company. 2. Is it determined that a call is not missed if it is handled by another Penn State Ambulance. 3. Warrington Township does not have a formal contract with Penn State Ambulance. Has it been determined when that will be sent?

Mr. Dean Trump, another Warrington Township representative to the Advisory Board said that the ambulance at Wellsville is having staffing difficulties but Penn State Health is offering an EMT academy within Penn State health for advancement of EMT's to integrate into the Penn State ambulance organization in hope of eliminating problems with staffing.

PUBLIC RECOGNITION

Mr. Ian Cook, Poplar Road. Mr. Cook said a neighboring property owner is cutting trees and clearing brush along Beaver Creek that is in the Riparian Buffer area. He asked what the setbacks are for planting pine trees along a property line and how far a driveway needs to be

setback from a property line. He said there is a 30-to-35-foot mobile home construction trailer parked on a driveway across from his house and shipping containers that are being used for storage and are a nuisance to him. The Zoning Officer said setbacks vary with different zones and gave Mr. Cook a Complaint Form to record his complaints and get back to him to discuss the problems.

Eric Sanderson, Mt. Airy Road. Mr. Sanderson said there is a problem with the driveway at 535 Mt. Airy Road that is blocking water from flowing along the gutter line of Mt Airy Road. He said the past few years the water flows across the road and freezes on the road during the winter causing hazardous conditions. The road crew cinders the road every morning and scrapes up to 5 inches of ice from the road daily during these times. Supervisor Mattos said the property owner at 535 has plans to install a pipe under his driveway and that should take care of the problem but he will have the road crew look at the gutter and report back to him.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Michael and Teresa Stevens, Zeigler Road. The developer agrees to allow the Board of Supervisors to have until May 18, 2022, to consider the subdivision plan for Michael and Teresa Stevens. Motion was made by Supervisor Dockery and seconded by Supervisor Mattos to approve the extension of time. Motion carried unanimously.

Thundergust Meadows bond release. The developer requested a release of \$12,100 from the Thundergust Meadows subdivision bond. The Township currently holds \$41,939 in escrow for public improvements guarantee for that subdivision. The \$12,100 was escrowed to cover the cost of converting the stormwater management basin and providing a certification from the design engineer that it is built and will function in accordance with the stormwater ordinance requirements. Plans were submitted by Johnston and Associates showing that post development flows will be less than the pre-development flows. The location of the basin is shown on Lot 7 of the as-built plan. The Township Engineer verified and approved the plans and the stormwater basin. Motion was made by Supervisor Dockery and seconded by Supervisor Fickes to release \$12,100.00 from the Thundergust Meadows Improvement Bond and return it to the developer. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Brian Rodgers, Wellsville Fire Company. Mr. Rodgers said the process has started for hiring paid firefighters. He said there is a fire company meeting February 8th at 7:00 PM and he would like some of the Board of Supervisors to attend. Supervisor Mattos and Supervisor Saylor said they plan to attend that meeting.

Penn Waste trash pickup. Supervisor Dockery submitted a Trash Contract Position Paper to the Board of Supervisors. He stated in the letter his position regarding the Township contract with Penn Waste. He said the contract gives authority to the Township to enforce the contract between the Township and Penn Waste. Any fines collected are the property of the Township. It is not the position of the Township to negotiate a settlement for Penn Waste customers. His argument is that the Township is setting a precedent that they will not be able to live with in the future.

Committee Reports

Building Committee – Supervisor Dockery said he has contacted Bob Shelly from RAS Engineering to rough out a new restroom plan that can be submitted to the Board of Supervisors for their approval and then be sent to York County Planning Commission – Community Development Block Grant program for their approval.

Road Crew Committee – Supervisor Mattos has scheduled a meeting with the Road Crew for Friday morning at 7 AM.

Ag Preservation-Planning Commission and Zoning Board Committee – Supervisor Weaver said there is a Zoom meeting on February 15 at 2:00 PM with York County Planning Commission. He said the Zoning Officer and Len Kotz from the Planning Commission will participate in the meeting at the Township office and Richard Bensel and Jim Smedley, Planning Commission members, Supervisors Weaver and Fickes will participate in Attorney Linsenbach’s office. Mr. Smedley said the Local Government Advisory Committee will meet to review the Zoning Ordinance, Comprehensive Plan changes and Map changes on February 7, 2022, at 10:00 AM. Their recommendations will be made to the YCPC.

Mr. Len Kotz commented to the Board that he thinks there is a conflict in having the Zoning Board Chairman on a committee because it’s clearly stated in the MPC that the Zoning Hearing Board should not be in discussions regarding cases or potential cases that they may need to hear at a later date. Motion was made by Supervisor Weaver to remove the Zoning Board Chairman from the Ag Preservation-Planning Commission Committee so there is not an issue. Supervisor Dockery seconded. Motion carried unanimously.

Mr. Ben Lance said the committees should be put on the website.

Solicitor

Ski Roundtop-In lieu of Amusement Tax. Attorney Linsenbach said he reviewed the agreement between the Township and Ski Roundtop and there is an escalator clause that states a minimum amount of tax owed each year. He said the 2021 tax minimum is \$32,000 otherwise the tax is 1% of admissions.

Code Enforcement

2022-01 Zoning Hearing. Mr. Brad Hakes has scheduled a Zoning Hearing on February 3, 2022, at 7:00 PM. Mr. Hakes is asking to expand a nonconforming use to construct two additional apartments that will expand his building from five units to 7 units at 7680 Carlisle Road. The expansion will be 39% and requires special exception approval. The Board had no comments.

2022 DCNR grant application. Motion was made by Supervisor Weaver and seconded by Supervisor Mattos to approve application for the 2022 grant to expand the loop trail in the Municipal Park. Motion carried unanimously.

Special Meeting. Motion was made by Supervisor Weaver and seconded by Supervisor Mattos to schedule a meeting on February 15, 2022, at 7:00 PM to discuss the proposed amendment to the 2022 Budget. Motion carried unanimously.

ACCOUNTS PAYABLE

Motion was made by Supervisor Fickes and seconded by Supervisor Dockery to approve General Fund accounts payable in the amount of \$35,800.27, State Liquid Fuels accounts payable in the amount of \$1,412.44 and Recreation Fund accounts payable in the amount of \$40,679.14 for pavilion construction. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:25 PM

Township Secretary