

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, March 2, 2022, 6:00 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  
  
Tammy Rinehart, Stenographer- hired to record the Public Hearing

The Public Hearing was opened with the Pledge to the Flag.

Executive Sessions. Supervisor Weaver announced the following executive sessions. February 15, 2022 – 2:00 PM to meet in Attorney Linsenbach’s office for York County Planning Commission zoom meeting; February 22, 2022 – to discuss an employee matter and February 28, 2022 – to discuss an employee matter.

**PUBLIC HEARING FOR INTENT TO ADOPT AMENDMENTS TO THE WARRINGTON TOWNSHIP ZONING ORDINANCE, AND OFFICIAL MAP.**

The Solicitor established boundaries for the Hearing. There is a three-minute time limit per person for commenting. Questions will not be heard. James Smedley, Planning Commission member, Clifford Tinsley, Zoning Officer and Tim Cormany, Consultant with the firm of Martin & Martin, Inc were sworn in for testimony as representatives for the Township.

Clifford Tinsley. Mr. Tinsley testified that the Hearing was advertised in the Dillsburg Paper, notices were posted throughout the Township regarding the text amendments and map change, also on the Township web page and the sign in front of the Municipal Building. Copies of the proposed Ordinance were available to read in the Municipal Office, the office of Attorney Brian Linsenbach and the York County Law Library.

James Smedley, Warrington Township Planning Commission member. Mr. Smedley said the Township Planning Commission has been working on the Zoning Ordinance update for two years. Preparations for land uses were made that were not previously included in the Ordinance. Solar Farms and Land Preservation Sections were included. The Telecommunications and Signs Sections were revised from their current form and rewritten. There was a change to the Official Map at the property owned by Craig Weaver and Benjamin Koppenhaver both of which are in the Wellsville Borough taxing district. The Zoning was changed from Residential to Village

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Commercial to allow Weaver Meats to expand when necessary. Wellsville Borough has no zoning.

Tim Cormany, Martin & Martin Inc. Mr. Cormany was the consultant hired by the Township to rewrite the Zoning Ordinance. He revised, added and deleted terms, definitions and uses to the updated Ordinance text. He revised the Airport Overlay Zone to comply with Penn DOT and FAA requirements. He revised the Sign Section of the Ordinance to make it more user friendly. There were Sections removed from the Zoning Ordinance to be added to the Subdivision Ordinance. He wrote Solar Farms, Wireless Communications and Short-term (Air BNB) rentals Sections. Also added were Sections for Special Events Venue, Brewery and Winery Distillation, Medical Marijuana, and Agricultural Preservation. In the Conservation Zone, lots greater than 30 acres that contain 25% prime soils and in the Rural Agricultural Zone, lots greater than 12 acres that contain 25% prime soils will be subject to requirements in the new Ag Preservation Section. Mr. Cormany said it is necessary to add new uses to the Ordinance so there is control over the requested use.

The audience was sworn in by the Stenographer.

James Eisenhour. Mr. Eisenhour thanked the Board for including Ag Land Preservation in the revised Ordinance. He said it is a good deal for farmers who are applying to the County Ag Land Preservation program.

Pat McKonly, 3266-2 Rosstown Road. Mr. McKonly said he has concerns regarding the Ag Preservation Section and the overlay map. He said the Board should consider the de-valuation of properties that will be affected by this change. He estimated the value of property in the overlay section to be cut in half. He said there are other ways for landowners to put their property into preservation easements rather than through zoning. He added that development in the past five years does not indicate that prime soils were destroyed. He considers this a total government over-reach to reduce property owners' assets without compensation. Supervisor Fickes said his three-minute time limit has expired.

Benjamin and Jamie Koppenhaver, 285 Main Street, Wellsville. Mr. and Mrs. Koppenhaver asked how the Zoning change will affect the value of their property. The change is from the Residential Zone to Village Commercial. It was explained that the property affected is not accessible to a public street. It is the property to the rear of their dwelling that is land-locked. The change in zoning should not affect a single-family dwelling use but could open more uses to them in the future.

Benjamin Lance, 1240 S York Road. Mr. Lance said the Clean & Green program is not an overreach of government. The landowner must elect to join the county program. It helps properties remain undeveloped, so residents can continue to live, as they have for the last -10 to 15 years.

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Doug Pugh, 395 Old York Road. Mr. Pugh said he understands the proposed Ordinance will limit the size and reduce the number of lots allowed which will cause property to devalue.

Alana Starner, 1956 Ridge Road, Wellsville. Ms. Starner said her father owns Cedar Hill Farms and their family is 100% in favor of the Ag Preservation for economical reasons. Farming is their only source of income and they want land preserved so they don't need to get other jobs. Farmers are the reason for food and fuel and 100% land preservation is needed. People can buy property in other Townships that don't preserve land.

Testimony was closed.

Motion was made by Supervisor Mattos and seconded by Supervisor Fickes to adjourn the Public Hearing. Motion carried unanimously.

The Regular meeting of the Board of Supervisors was opened at 7:00 PM.

Minutes. Motion was made by Supervisor Fickes and seconded by Supervisor Dockery to approve the minutes of the February 15, 2022, Special Meeting. Motion carried unanimously. Motion was made by Supervisor Fickes and seconded by Supervisor Mattos to approve the minutes of the February 16, 2022, meeting. Motion carried unanimously.

#### EMERGENCY SERVICES REPORTS

Wellsville Fire Company. The Fire Company reported responding to 7 calls in Warrington Township during the month of February 2022.

#### PUBLIC RECOGNITION

None

#### SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

None

#### BUSINESS AND STAFF REPORTS

Wellsville Fire Company Committee Report – Supervisor Saylor attended the Fire Company meeting on February 22. He told the members that an additional \$45,000 was approved in the Township 2022 Budget but the Supervisors will require a list of items requested and prices prior to approving the requests. He also said that the Chief reduced the requested amount to hire paid firefighters from \$150,000 to \$90,000.

Mt Airy Road drainage. Supervisor Mattos and the Road Crew met at 565 Mt Airy to look at the drainage problem caused by Larry Walter's driveway. Mr. Walter's purchased a 20 foot section of pipe but after the Road Foreman measured, it was discovered that he will need approximately 35 feet. The project is scheduled to be done on March 15<sup>th</sup>. The Road Crew will lay the pipe while they are there to clean the gutter. Motion was made by Supervisor Weaver and seconded by Supervisor Dockery to notify Mr. Walters that he will need another piece of pipe. Motion carried unanimously.

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JD 210. Supervisor Mattos stopped at Derstine Equipment to check the status of the JD 210 that is there for repair. Mr. Derstine told him that he should have the tractor finished by the end of March.

Code Enforcement Officer. Cliff Tinsley submitted his resignation as Code Enforcement and Zoning Officer on February 15, 2022. He announced that this meeting will end his employment here.

Supervisor Weaver. Supervisor Weaver said he would like to begin programs that have been stopped during COVID. Motion was made by Supervisor Fickes and seconded by Supervisor Dockery, to begin working on a newsletter, day camp, an updated Township map. Motion carried unanimously.

Old York Road. A letter was prepared by Jim Smedley for Penn DOT suggesting considerations to improve the safety of the road. Motion was made by Supervisor Fickes and seconded by Supervisor Saylor to send Mr. Smedley's letter to Penn DOT. Motion carried unanimously.

The Board announced they will adjourn to Executive Session to discuss a personnel matter. When they returned the Manager was directed to advertise with "Indeed Employment Services" for a Code Enforcement/Zoning Officer.

#### ACCOUNTS PAYABLE

Motion was made by Supervisor Saylor and seconded by Supervisor Dockery to approve General Fund accounts payable in the amount of \$50,196.13 and State Liquid Fuels accounts payable in the amount of \$310.45. Motion carried unanimously.

#### ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

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Township Secretary