

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, December 22, 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 - absent
Mr. Terry Myers, Township Engineer - absent
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Kotz and seconded by Mrs. Repman to approve the minutes of the November 30, 2021 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Michael J. & Teresa A. Stevens –980 Zeigler Road. The plan proposes the subdivision of an existing (36.85 acres) lot to create Lot 2 (12.62 acres) and the residual Lot 1 (24.22 acres) which contains an existing single-family dwelling and existing farm buildings. The lots are currently zoned Residential (R) and the proposed use of the lots is residential/agricultural. Proposed Lot 1 currently has driveway access to Zeigler Road (T-904), and Lot 2 is proposing driveway access to Zeigler Road. This plan has been reviewed as a Minor Subdivision plan. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The applicant shall provide the available and required safe sight stopping distances for residual Lot 1 (§403.b.15).
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 by DEP (§ 403.e.4). As the subdivision falls within the quarter mile radius of one of the nitrate sampling wells located within the Township's Act 537, a preliminary Hydrogeological study shall be required to be completed.
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 1 and 2 have been created.
6. 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. Smedley and seconded by Mr. Kotz to approve the Sewage Planning Module Component 4A – Planning Agency Review. Motion carried unanimously.

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

ADJOURNMENT

Motion was made by Mrs. Repman and seconded by Mr. Kotz to adjourn the meeting. Motion carried. The meeting was adjourned at 7:15 PM.

Rebecca Bradshaw
Township Secretary