

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, January 26, 2022, 7:00 PM

Presiding: Mr. Richard Bensel, Chairman
Mr. James Barton
Mr. Len Kotz
Mrs. Carla Repman
Mr. James Smedley

Staff Present: Attorney Brian Linsenbach
Mr. Terry Myers, Township Engineer – absent
Mr. Cliff Tinsley, Zoning and Permit Officer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Mr. Bensel congratulated James Smedley on being re-appointed for another term.

Re-organization. Motion was made by Mr. Kotz and seconded by Mrs. Repman to appoint Richard Bensel Chairman. Motion carried unanimously.

Motion was made by Mr. Kotz and seconded by Mr. Bensel to appoint James Smedley as Vice Chairman. Motion carried unanimously.

Minutes. Motion was made by Mr. Smedley and seconded by Mrs. Repman to approve the minutes of the December 22, 2021 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

None

ZONING HEARINGS

2022-01 - Brad Hakes, 7680 Carlisle Road Wellsville, PA 17365

The applicant is requesting a special exception to Section 733 of the Zoning Ordinance which only allows a 35% expansion of an existing nonconformity if done after five years following the date on which the nonconformity was created. There are currently five individual apartment dwellings in the building and the applicant desires to convert two of them into two units each resulting in a total of seven units on the property. This would result in a 39% expansion exceeding the allowance by 4%.

The Zoning Officer questioned whether the request should be a Variance rather than Special Exception. The Township Engineer said because Mr. Hakes is not expanding the area of the building a Special Exception request is sufficient.

Mr. Hakes said the property contains two wells and is hooked to the public sewer line. It currently has 14 parking spaces. The Planning Commission asked for 7 additional spaces to comply with the new apartments. Mr. Hakes said he will add them to the plan prior to the Zoning Hearing.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to recommend approval of this project to the Zoning Hearing Board with the addition of 7 parking spaces. Motion carried unanimously.

Zoning Ordinance. Notice was received from York County Planning Commission that the proposed Warrington Township Zoning Ordinance and Comprehensive Plan change is scheduled for discussion virtually through Zoom during their regular meeting on Tuesday, February 15, 2022 at 2:00 PM.

The Zoning Officer said he will register individuals who want to attend. Attorney Linsenbach offered his conference room for four people to view the Zoom meeting. Supervisor Weaver, Supervisor Mattos and Planning Commission member James Smedley will attend with Attorney Linsenbach. The Zoning Officer and Planning Commission member Len Kotz will set up in the Township meeting room.

ADJOURNMENT

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

The meeting was adjourned at 7:25 PM.

Rebecca Bradshaw
Township Secretary