

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, February 23, 2022, 7:00 PM

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

Staff Present: Attorney Brian Linsenbach, Solicitor  
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 January 26, 2022 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

None

BUSINESS

Discussion regarding the Unofficial Staff Report from the York County Planning Commission meeting on February 15, 2022.

1. Minor wording and editorial changes appear to be acceptable.
2. (3 and 4) All refer to Section 203 – adding, revising and deleting definitions – no comment given.
5. Article III, Zone Regulations. Section 303 through Section 311 is being amended by adding language about the number of permitted uses on an individual lot. Each Zone has been amended differently. Section 311 – Riparian Buffer Overlay Zone is being deleted in its entirety and being replaced with Section 311 – Agricultural Preservation Overlay Zone. The proposed overlay zone applies to parcels in the Conservation Zone that are 30 acres or more and in the Rural Ag Zone that are 12 acres or more and include 25% or more of prime agricultural soils. The full content is available on the Township website.
6. Article IV – Additions, deletions and revisions were made to - General Provisions including Solar and Wind Energy Conversion Facilities, Use of Dumpsters and Storage Containers, Dwelling Unit Habitation, Outdoor Signs, Off-street parking, Driveways, Landscaping and Screening, Nonconforming uses and Expansions, Outdoor Wood Boilers, Riparian Buffers and Manufactured Homes.
7. Article V – Supplementary Regulations – is amended to include: Accessory Agriculturally Related Enterprises, Short Term Rental, Accessory Solar Energy System and By Right Wireless Communications Facility.
8. Article VII – Standards for Special Exceptions & Conditional Uses is amended: Telecommunications Antennas and Tower is being renamed – Wireless Communications, adding, Outdoor Recreational Establishment, Brewery, etc, Special Event Venue,

Winery, School, Medical Marijuana Dispensary, Grower, Processor, Warehouse, Solar Energy Systems.

The recommendation of the York County Planning Commission was that the Municipality Not Adopt. While the majority of the content appears cohesive, there are several questions, comments and concerns that should be addressed by Township officials.

1. Section 302 – VC Zone. It is not recommended that the Medical Marijuana Dispensary be treated as a Conditional Use. State regulations these uses must be treated the same as other dispensary uses, etc.
2. Section 311 – Agricultural Preservation Overlay Zone. Proposed regulations will require extensive and meticulous record keeping.
3. Section 421 - Riparian Buffers – Will 15 feet be sufficient to protect the stream – best management practices typically encourage more protection of waterways.
4. Section 760 – Medical Marijuana Dispensary and Section 761 – Grower/Processor – Does not comply with the State Section 2107, Zoning, of the PA Medical Marijuana Act.
5. Section 763 – Principal Solar Energy Systems – YCPC recommends that Township officials adopt as a stand-alone ordinance.

YCPC also listed 3 editorial related comments suggesting revisions.

Tim Cormany comments. Martin & Martin, Inc. - Consultant

YCPC commented that regarding the proposed zoning map amendment, should be accompanied by a consistent amendment to the Comprehensive Plan's Future Land Use Map.

The Board of Supervisors need to determine whether any of the YCPC comments require revisions to the proposed package.

Need to add adoption date, that is currently set for March 16, 2022, to various locations in Section 311 and to the cover.

Need to add Zoning Ordinance cover photo and remove references to previous consultant.

Tim Cormany, Consultant, will attend the March 2<sup>nd</sup> public hearing at 6:00 PM to give a brief presentation of the amendments and to answer questions.

March 16, 2022 agenda. Mr. Smedley asked that revisions to the Subdivision and Land Development Ordinance be placed on the March agenda.

#### ADJOURNMENT

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

The meeting adjourned at 7:30 PM.

Rebecca Bradshaw  
Township Secretary