

WARRINGTON TOWNSHIP
Minutes of the Zoning Hearing Board Meeting
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Thursday, February 3, 2022, 7:00 PM

Presiding: Mr. Allan Winey, Chairman
Mr. Kenneth Eshleman, Jr.
Ms. Lisa Frye
Ms. Jacqueline Van Pelt

Staff Present: Attorney Scott Harper, Solicitor
Cliff Tinsley, Zoning Officer
Tammy Rinehart, Court Reporter

The meeting was opened with the Pledge to the Flag.

Re-organization - Motion was made by Ms. Van Pelt and seconded by Mr. Eshleman to appoint Allan Winey Chairman. Motion carried unanimously.

Motion was made by Ms. Van Pelt and seconded by Mr. Eshleman to appoint Lisa Frye Vice-Chairman. Motion carried unanimously.

Attorney Scott Harper was introduced as the newly appointed solicitor of the Zoning Hearing Board.

Mr. Winey announced the passing of Al Hayes and acknowledge Mr. Hayes many years of service to the township as a member of the Zoning Hearing Board. A moment of silence was held to honor Mr. Hayes.

Mr. Winey announced the appointment of Alternate Board Member Gregory Siefert to fill the vacancy created by the loss of Mr. Hayes.

Discussion was had regarding the meeting dates and times for 2022. All members agreed to continue to hold meetings on the first Thursday of each month.

Minutes - Motion was made by Ms. Frye and seconded by Mr. Eshleman to approve the minutes of the March 4th, 2021 meeting. Motion carried unanimously.

Zoning Hearing Cases

Case ZHB-2022-01 – Brad Hakes 7680 Carlisle Road Wellsville – The applicant is seeking 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 in the building. This would result in a 39% expansion exceeding the allowance by 4%.

Testimony:

Brad Hakes, Applicant/Property Owner – Mr. Hakes testified that he owns the property located at 7680 Carlisle Road. The building located on the property currently contains a total of five units. He wishes to divide two of the units in half resulting in the addition of two units. Mr. Hakes provided an explanation and illustrated his plan for expansion on provided drawings. Mr. Hakes explained that the expansion would only include interior renovations and not increase the square footage of the building or require exterior alterations.

Motion was made by Mr. Eshleman to close testimony and seconded by Ms. Frye. Motion carried unanimously.

Motion was made by Ms. Van Pelt to grant the special exception and seconded by Mr. Eshleman. Motion carried unanimously.

Mr. Winey explained that due to the advancement of Gregory Siefert as an appointed member of the Board, there was a need to fill the alternate position. Persons interested in being considered should contact the Township Manager.

Adjournment

Motion was made by Ms. Van Pelt and seconded by Ms. Frye to adjourn the meeting. Motion carried.

The meeting was adjourned at 7:24 PM

Cliff Tinsley
Zoning Officer