

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, August 1, 2019, 7:00 PM

Presiding: Mr. Allan Winey, Chairman  
Members Present: Mr. Kenneth Eshleman, Jr.  
Ms. Lisa Frye  
Mr. Alvin Hayes  
Mr. Gregory Seifert  
Ms. Jacqueline Van Pelt - absent

Staff Present: Attorney Stacey MacNeal, Solicitor  
Mr. Michael Gasswint, Zoning Officer  
Tammy Rinehart, Court Reporter

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Hayes and seconded by Ms. Frye to approve the minutes with a correction that Ms. Van Pelt was absent from the July 2, 2019 meeting. Motion carried.

ZONING HEARING CASES

Case 2019-03 – Harold L and Sharon L Stoneberger, 645 Schoolhouse Lane, Lewisberry. The applicant owns property at 75 Quarry Road, Wellsville. The application filed is for a request for appeal and for a special exception. The appeal was requested due to a Notice of Violation issued to the applicant on May 6, 2019 for violation to Section 304 of the Warrington Township Zoning Ordinance by the addition of an events venue that does not have Zoning approval.

Attorney MacNeal swore in the audience for testimony.

The applicant states that an events center is a permissible use by right in the RA Zone as a Club Room, Club Grounds or Meeting Hall. Section 504 of the Ordinance states that Clubs are subject to supplemental regulations some of what require the venue to be used exclusively by members and their guests. The applicants did not present sufficient evidence to show that a Club House/Club Room/Meeting Hall is incidental to an agricultural use. The Zoning Board finds that special events were held on the property without a use certificate in violation of the Ordinance. The applicants requested a Special Exception for a Park. The Zoning Board determined that the applicants have not presented sufficient evidence to meet the criteria for a Park as stated in Section 736 of the Ordinance including traffic problems, impact on adjacent properties, existing vegetation, etc.

Motion was made by Mr. Hayes and seconded by Mr. Eshleman to close testimony.

Motion was made by Mr. Hayes and seconded by Ms. Frye to support the Notice of Violation that was issued on May 6, 2019. Motion carried unanimously.

Motion was made by Mr. Hayes to deny the Special Exception request. The applicants have not presented sufficient evidence to show that the proposed use of a Park is customarily incidental to an agricultural use. The Zoning Board finds that the agricultural use of the property is not a principal use but is accessory to the shooting range. Mr. Seifert seconded. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mr. Seifert and seconded by Mr. Eshleman to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:25 PM.

Rebecca Bradshaw  
Township Secretary