

WARRINGTON TOWNSHIP  
Minutes of the Zoning Hearing Board Meeting  
Held, pursuant to due notice, in the Municipal Building  
3345 Rosstown Road, Wellsville, PA 17365  
Tuesday, December 3, 2020, 7:00 PM

Presiding: Mr. Allan Winey, Chairman  
Members Present: Ms. Lisa Frye  
Mr. Alvin Hayes  
Ms. Jacqueline Van Pelt – speaker phone

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.

RE-ORGANIZATION

Motion was made by Mr. Hayes to appoint Mr. Allan Winey Chairman. Ms. Frye seconded. Motion carried.

Motion was made by Mr. Hayes to appoint himself Vice-Chairman. Ms. Frye seconded. Motion carried.

Minutes. Motion was made by Ms. Frye and seconded by Mr. Hayes to approve the minutes of the August 1, 2019 meeting. Motion carried.

ZONING HEARING CASES

Case 2020-01 – Craig Weaver, 47 North Street, Wellsville. Mr. Weaver is requesting a variance to Section 305 of the Zoning Ordinance to expand the existing manufacturing/storage facility that lies within the boundary of Wellsville Borough. The Township Planning Commission gave a favorable recommendation for this hearing.

The audience was sworn in for testimony by the Solicitor.

Eric Diffenbaugh, Engineer. Mr. Diffenbaugh represented the plan for Mr. Weaver. He said the expansion is necessary because of continued growth of the business. Half of building will be in Wellsville Borough and half will be in the Warrington Township. There will be no new access to the building. Loading docks will be in the Borough.

Craig Weaver, owner, 47 North Street, Wellsville. This plan is to continue the existing business not to add other businesses. The growth comes from new sales customers. When asked why he presents plans piecemeal he said economics prevent him from moving more than one step at a time. The Solicitor said the business is a permitted use in the Borough. The Solicitor asked the Zoning Officer to note that while the Township Zoning Ordinance is in a stage of rewrite to consider changing the Zoning of this area to Commercial since it is the second time this same

property was in for a hearing to expand the building. The Zoning Board agreed the area should be rezoned.

Mr. Karl Schubert, 311 Main Street, Wellsville. Will there be a stormwater management plan filed with the land development plan. He would like to state his opposition to this plan because of the noise of tractor trailers driving in and out of the facility. The tractor trailers get stuck on Main Street and tear up trees. The location is not a place for an industrial park.

Ms. Frye asked if there was noise from HVAC and was told by Mr. Weaver that his HVAC system is to the rear of the building away from residences.

Testimony was closed. Motion was made by Mr. Hayes and seconded by Ms. Frye. Motion carried.

Motion was made by Mr. Hayes to approve a variance to Section 305 to allow for the expansion of a commercial building to a business owned by Mr. Craig Weaver located in the Borough of Wellsville but encroaching into the Residential Zone of Warrington Township. Ms. Frye seconded. Motion carried unanimously.

### BUSINESS

Mr. Winey said any members who have suggestions for ordinance changes should deliver them to the Planning Commission for their discussion by December 10<sup>th</sup>.

Motion was made by Mr. Hayes that a recommendation be made to the Township Planning Commission for a total rezone of this property to Village Commercial. Ms. Frye seconded. Motion carried unanimously.

Attorney Stacey MacNeal has submitted her resignation from the Zoning Hearing Board. The Zoning Board asked her for recommendations for replacement. She suggested two attorneys for her replacement. Attorney Christian Miller and Attorney Devon Myers are her suggestions. She has no one in the Dillsburg area to recommend. Ms. Frye said from her experience she would suggest Attorney Myers.

### ADJOURNMENT

Motion was made by Mr. Hayes and seconded by Ms. Frye to adjourn the meeting. Motion carried.

The meeting was adjourned at 7:35 PM.

Rebecca Bradshaw  
Township Secretary