

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, March 4, 2021, 7:00 PM

Presiding: Mr. Allan Winey, Chairman

Members Present: Mr. Kenneth Eshleman, Jr.  
Ms. Lisa Frye  
Mr. Alvin Hayes  
Ms. Jacqueline Van Pelt

Staff Present: Attorney Brian Linsenbach, 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 and seconded by Ms. VanPelt to appoint Allan Winey, Chairman. Motion carried unanimously.

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

Minutes. Motion was made by Mr. Hayes and seconded by Mrs. Frye to approve the minutes of the December 3, 2020 meeting. Motion carried unanimously.

#### ZONING HEARING CASES

Case 2021-01 – David W and Faye L Kitzmiller – 930 Alpine Road, Wellsville. The property at this address was created by the Gilbert and Ila Stambaugh subdivision in 1959. At that time Warrington Township had no Zoning Ordinance and the structures were established within today's setback areas. Mr. and Mrs. Kitzmiller would like to sell the eating establishment and keep the single family dwelling and detached garage. The Variances requested are for relief from the lot size requirement of 60,000 square feet and lot coverage requirement of 30%. This relief would help the property obtain a reduction in nonconformity. Mr. Kitzmiller is requesting a Zoning Variances to Section 304.e.1.- Minimum Lot Area-60,000 sq.ft in the Rural Ag Zone and Section 304.g – Lot Coverage: Not more than thirty percent of the lot area may be covered with impervious surface of the Township Zoning Ordinance.

Testimony:

Todd Lyons, Professional Surveyor. Mr. Lyons said the property is located in the Rural Ag Zone and because the buildings were constructed prior to Township Zoning Ordinances, they now violate the setback requirements. The property owner is asking to adjust the lot lines to compensate for existing nonconformities. Mr. Lyons explained how the proposed subdivision plan will improve the nonconformities.

David Kitzmiller, property owner. Mr. Kitzmiller testified that he owned the property and several adjacent properties. He said there is public sewer across the road from the properties in the event that there would be a septic system failure.

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

Motion was made by Ms. VanPelt and seconded by Mr. Hayes to approve both Variance requests. Motion carried unanimously.

#### ADJOURNMENT

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

The meeting was adjourned at 7:30 PM.

Rebecca Bradshaw  
Township Secretary