

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, April 20, 2022, 7:00 PM

Presiding: Supervisor Jason Weaver, Chairman
Supervisor John Dockery
Supervisor Zachary Fickes
Supervisor Ed Mattos
Supervisor Michael Saylor

Staff Present: Attorney Brian Linsenbach, Township Solicitor
Terry Myers, P.E., Township Engineer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Fickes and seconded by Supervisor Mattos to approve the minutes of the April 6, 2022, meeting. Motion carried with Supervisor Dockery adding a note that his comment regarding solar panels referred to runoff from rain. Motion carried unanimously.

PUBLIC RECOGNITION

Corporal Kabacinski, PA State Police. Corporal Kabacinski reported that the number of incidents responded to in Warrington Township by the State Police since July 1, 2021 were 304. He said that there were 76 criminal complaints, 53 traffic complaints. There were 125 citations written of which 4 were DUI. Supervisor Dockery said there was a recent fatality on Old York Road and asked what the cause was for the vehicle to cross the centerline. Corp. Kabacinski said the driver was DUI. Brian Prosser asked if the State Police could enforce the speed limit along Old York Road better. Mr. Prosser asked if it is legal to pass on a double yellow line and if not would the Police enforce that. Corporal Kabacinski said even if there is no signage stating a “No Passing Zone” vehicles can be cited for careless driving because it is not legal to pass on a double yellow line. Supervisor Weaver said he spoke to Carroll Township Police Department and they agreed to lend their speed box to Warrington Township to post along Old York Road. The Board of Supervisors agreed. Corporal Kabacinski said the State Police would also be in agreement with the box that shows the speed of a vehicle as it approaches.

William and Mary Knauss, 8545 Carlisle Road. Mr. Knauss wrote a letter to the Board complaining that the Sewage Officer did not tell him that he would need to escrow \$1,200.00 to install a septic holding tank. He said he and his wife are trying to sell their property and discovered during the home inspection that the septic system has failed. The Sewage Officer could not find a location for a new septic system on his small lot. Their only alternative was a holding tank with no drainfield that would need pumped continually. He was not warned ahead that the Township required a deposit to be held in escrow for the life of the holding tank to be used for repairs or pumping if future property owners failed to do so. He asked the Board for a waiver to the requirement because he was not forewarned. The Supervisors said that the

precedent has been set since 2018 when the Resolution was enacted could not grant a waiver now. They would remind the Sewage Officer to notify property owners of the requirement.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Sarah E. Miller, 525 Lisburn Road. The plan proposes to subdivide the existing property at 525 Lisburn Road into 2 properties: Lot 2 (10 acres) and Lot 2A (57.72 acres). The lots are currently zoned Conservation and Rural Agriculture. The Proposed use for the lots has been identified as residential. Both lots have existing driveway access to Lisburn Road T-908 by means of a private street. Motion was made by Supervisor Dockery and seconded by Supervisor Mattos to approve an extension of time until August 30, 2022 for the Board to take action on the plan. Motion carried unanimously. The Planning Module has not yet been returned from PA DEP.

Michael J. & Teresa A. Stevens –980 Zeigler Road. The plan proposes the subdivision of an existing (36.85 acres) lot to create Lot 2 (12.62 acres) and the residual Lot 1 (24.22 acres) which contains an existing single-family dwelling and existing farm buildings. The lots are currently zoned Residential (R) and the proposed use of the lots is residential/agricultural. Proposed Lot 1 currently has driveway access to Zeigler Road (T-904), and Lot 2 is proposing driveway access to Zeigler Road. This plan has been reviewed as a Minor Subdivision plan. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The applicant shall pay a fee in lieu of dedication of land for recreation for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by the Board of Supervisors. (§523)
2. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording.
3. In addition to filing fees, the developer shall pay the cost of any other fees associated with this subdivision plan.

Motion was made by Supervisor Dockery and seconded by Supervisor Saylor to conditionally approve the subdivision plan pending Engineer comments are addressed. Motion carried unanimously.

Linda D. Diaz – 325 Beaver Creek Road. The plan proposes the subdivision of the existing 28.326-acre lot to create Lot 1A (7.071 acres) and the residual Lot 1 (21.255 acres) which contains an existing single-family dwelling, and the subsequent combination of Lot 2 (10.87 acres) and Lot 1A. Lot 2 currently contains a single-family residential dwelling and accessory structures. The lots are currently zoned Rural Agriculture (RA) and Conservation (C) and the proposed use of the lots is residential. Both Lot 2 and proposed Residual Lot 1 currently have driveway access to Beaver Creek Road (T-854). This plan has been reviewed as a Minor Subdivision plan. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. Plan shall be legibly drawn to a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet or 100 feet to an inch. (§403.b.10)
2. The appropriate signature box shall be executed by both owners and notarized. (§403.b.33)
3. Signature and date of the responsible Professional Surveyor shall be added to the plan. (§403.b.33)
4. The Planning Waiver and Non-Building Declaration needs to be executed by the Township Sewage Officer, Planning Commission and Board of Supervisors. (§403.e.4)

5. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording, proving that Lot 1A has been created and subsequently combined with Lot 2.
6. In addition to filing fees, the developer shall pay the cost of final inspection for completion of installation of required improvements.

Motion was made by Supervisor Mattos and seconded by Supervisor Fickes to approve a modification request to Section 403.b.10 – regarding allowing the plan scale size to be 150 scale. Motion carried unanimously.

Motion was made by Supervisor Mattos and seconded by Supervisor Dockery to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Motion was made by Supervisor Saylor and seconded by Supervisor Fickes to accept the request for Planning Waiver & Non Building Declaration to be sent to the PA DEP. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Committee Reports

Wellsville Fire Company. Supervisor Mattos said that during the Fire Company meeting it was said that the Fire Company is working on improving their accounting program and has hired Keystone Consultants to assist them.

Building Committee Supervisor Dockery said that he and Supervisor Weaver met with an architect to discuss an upgrade to the previous plan that was submitted for construction of restrooms in the meeting room of the Municipal Building. The architect will need a mechanical engineer to assist in the replacement of heating and air conditioning units. The Township Engineer said that when Federal funds are used for a project any bid over \$2,000 must include Davis/Bacon wages set by the U. S. Prevailing Wage requirements.

Solicitor Report

Ski Roundtop. The Solicitor said he has been reviewing the Ski Roundtop file and will prepare a letter to send to Vail Resorts requesting that they change their way of reporting to provide proof to verify the numbers they are showing the Township for tax reporting.

Subdivision and Land Development Ordinance changes. The Township Planning Commission submitted revisions to the Subdivision and Land Development Ordinance to the Board of Supervisors to present to the York County Planning Commission for their review. Motion was made by Supervisor Weaver and seconded by Supervisor Mattos to accept the revisions and forward them for York County Planning Commission to review and make recommendations. Motion carried unanimously.

Engineer Report

Old Mountain Road, Daniel Webster. Mr. Webster said there is a section of the road that needs a seal coat treatment before the road gets any worse. He also showed the Engineer that the Game Commission land across from his property has numerous dead trees that are falling across the road and onto his fence. The trees are within the Township right of way and the Game

Commission said they are the Township's responsibility. The Board said the Road Crew should look at the problem and decide what they can do to keep the trees off the road.

Executive Session. Supervisor Weaver announced that the Board will meet in Executive Session to discuss a personnel issue. They were in session for 15 minutes.

The Board reconvened the regular meeting. Motion was made by Supervisor Mattos and seconded by Supervisor Fickes to announce the appointment of a Code Enforcement/Permit Officer, Eric Swiger. Motion carried with Supervisor Dockery opposing.

EMERGENCY SERVICES REPORTS

Penn State Health Life Lion Ambulance. There was a total of 161 dispatches in the Northern York division. The preliminary estimate of total dispatches in Warrington Township was 29. Twenty-two were handled by Penn State Health Life Lion and seven were handled by a different agency.

ACCOUNTS PAYABLE

Motion was made by Supervisor Mattos and seconded by Supervisor Saylor to approve General Fund accounts payable in the amount of \$52,503.24 and State Liquid Fuels accounts payable in the amount of \$271.15. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Dockery and seconded by Supervisor Saylor to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:05 PM.

Township Secretary