

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Township Planning Commission
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, March 23, 2022, 7:00 PM

Presiding: Mr. Richard Bensel, Chairman
Mr. James Barton
Mr. Len Kotz
Mrs. Carla Repman
Mr. James Smedley

Staff Present: Attorney Brian Linsenbach, Solicitor
Mr. Terry Myers, Township Engineer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Kotz and seconded by Mrs. Repman to approve the minutes of the February 23, 2020, meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

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.

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. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same (§ 403.b.27). A signature Space shall be provided for both landowners.
3. The applicant shall execute the non-building waiver (§ 403.e.4).
4. 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.
5. In addition to such filing fees, the developer shall pay the cost of:
 - Final inspection for completion of installation of required improvements.

Motion was made by Mr. Smedley and seconded by Mr. Barton to approve a modification request to Section 403.b.10 pertaining to plan scale drawn to 10, 20, 30, 40, 50 or 100 feet to an

inch. The index map on Sheet 1 has been drawn to a scale of 150 feet to an inch which was necessary to show the entire tract on a 24" x 36" plan sheet. The lot detail on Sheet 2 has been drawn at a scale of 100 feet to an inch. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to conditionally approve the subdivision plan pending Engineer comments are addressed. Motion carried unanimously.

Spangler's Beverage, 7495 Carlisle Road, Wellsville. The plan proposes a 1,140 square foot addition to the existing 2,229 square foot beer distributor located on the 0.442-acre parcel. The lot is zoned Village Commercial, and the proposed use of the lot remains a beer distributor. The current access is from both Carlisle Road (Rt 74) and Rosstown Road (S.R. 0177). The plan has been reviewed as a Land Development Plan.

Zoning Ordinance:

1. The applicant shall clarify if the 4 "proposed" parking spaces along the eastern property line are existing. Proposed parking spaces may not be located within the parking setback (§407)

Request for Modification to Section 403.c.2) – Significant features within 400' of the development.

Subdivision and Land Development Ordinance:

1. General Notes #5 – Plan shall indicate actual use of addition... additional sales space, office, etc. Any additional employees, anticipated as a result of this addition should be noted on the plan. If no new employees are anticipated, that should be noted on the plan. (§403.b.6).
2. The applicant shall provide on the plans, the available and required safe sight stopping distances, as well as show the clear sight triangles at each of the access drives (§403.b.15).
3. The applicant shall indicate the type of all existing and proposed lot corner markers (§403.b.19).
4. The applicant shall provide rough exterior dimensions for the existing beer distributor (§403.b.20).
5. Certification with signature, seal and date, to the effect that the survey and plan are correct by the registered professional responsible for preparing the plan as related to the allowable services of such professional as authorized by the laws of the Commonwealth (§403.b.22).
6. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Plan is made with their free consent and that it is desired to record the same. (§403.b.27). Statement shall be signed and notarized.
7. Existing significant natural or existing or proposed manmade features within the parcel and within four hundred (400) feet of the area proposed to be subdivided or developed. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (January 1989) and other features of note. Manmade features include location, size, and invert elevation of all existing or proposed water mains, sanitary or storm sewers,

buildings, petroleum, gas or electric lines, and the location of all manholes, inlets, and culverts (§403.c.2) The applicant is requesting a modification request to this section.

8. The applicant shall clarify if there are any anticipated changes to the existing sewage flows (§403.e.4).
9. In addition to such filing fees, the developer shall pay the cost of:
 - Final inspection for completion of installation of required improvements.

General Subdivision and Land Development Comments:

1. As referenced in the transportation analysis report, prepared by Larson Design Group, dated February 2020 revised June 2020. It is recommended to close off access to the lot from Carlisle Road (Rt 74) due to the proximity of the access drive to the existing turn signal.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve a modification request to Section 403.c.2 - Existing significant natural or existing or proposed manmade features within the parcel and within four hundred (400) feet of the area proposed to be subdivided or developed. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the “Federal Manual for Identifying and Delineating Jurisdictional Wetlands” (January 1989) and other features of note. Manmade features include location, size, and invert elevation of all existing or proposed water mains, sanitary or storm sewers, buildings, petroleum, gas or electric lines, and the location of all manholes, inlets, and culverts. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to table the Land Development Plan until the applicant makes application for a Zoning Hearing for expansion of a non-conformity Zoning Ordinance Section 417 with the provisions of Sections 604 and 733. Motion carried unanimously.

BUSINESS

Comprehensive Plan. Motion was made by Mr. Smedley and seconded by Mr. Bensel to request the Board of Supervisors to schedule a public hearing to amend the Township Comprehensive Plan as it was reviewed by the York County Planning Commission. Motion carried unanimously.

Subdivision and Land Development rewrite. Motion was made by Mr. Smedley and seconded by Mrs. Repman to approve the changes to the Township Subdivision and Land Development Ordinance and send the changes to the Board of Supervisors to forward to the York County Planning Commission for their review. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mr. Bensel and seconded by Mr. Smedley to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw
Township Secretary