

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, June 15, 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.

Supervisor Weaver announced that the Board held an executive session prior to this meeting regarding personnel issues.

Minutes. Motion was made by Supervisor Fickes and seconded by Supervisor Saylor. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Penn State Health Life Lion. The ambulance reported the preliminary estimate of total dispatches in Warrington Township was 33 during the month of May 2022. Of those, 29 were handled by Penn State Health Life Lion and 4 were handled by a different agency.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Leslie Anne and Thomas R Miller, Minebank Road. The plan proposes to subdivide the existing parent tract (87.02 acres) into a residential lot and an agriculture lot. Engineer comments are as follows:

**Subdivision and Land Development Ordinance:**

1. 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 his or their free consent. (§402.b.29)
2. In addition to paying filing fees prior to plan approval, the applicant shall pay the cost of:
  - Reviewing the land development plan and engineering details.
  - Final inspection for completion of installation of required improvements.
  - Legal services necessary for the processing of the land development plan.
3. The following signatures are required:
  - a. Township Sewage Enforcement Officer review
  - b. Township Planning Commission review
  - c. Board of Supervisors approval
  - d. York County Planning Commission approval

The plan was previously approved by the Board of Supervisors on June 17, 2020. The following modifications were approved:

1. Section 403.b.10 – A 24' x 36' plan is submitted with a scale of 1" = 150'. The residence is existing, the residual parcel is proposed to be agricultural and the driveways to each lot are existing. Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve the request for modification. Motion carried unanimously.
2. Section 506.d – The applicant is requesting no dedication of additional right-of-way for Minebank and Peiffer Roads. As indicated on the plan, the applicant will offer setback lines from the ultimate right-of-way for both roads with front yard setbacks offset from the ultimate right-of-way. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the request for modification. Motion carried unanimously.
3. Section 512.a.12 – The applicant is requesting no paving of fifteen-foot driveway aprons on the existing two driveways. The right-of-way consists of hard-packed gravel as they exist and should prevent stormwater from leaving the property. Motion was made by Supervisor Hawkins and seconded by Supervisor Fickes to approve the request for modification. Motion carried unanimously.

The following modification request was denied:

Section 523 – The applicant is requesting to waive the recreation fee because there will not be an increase in the number of residences since Lot 2 has been submitted with a non-building waiver. Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to deny the request for modification. Motion carried unanimously.

A Request for Planning Waiver & Non-Building Declaration has been filed with PA DEP.

The proposed Lot A, 9.66 acres, will contain a residential dwelling. An alternate septic site has been tested and approved by the Sewage Enforcement Officer. The proposed Lot B, 77.36 acres will be dedicated for the express purpose of agricultural use. No portion of Lot B of this property are approved by Warrington Township or the Department of Environmental Protection for the installation of any sewage disposal facility as stated on the Non-Building Declaration and signed by the subdividers. Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve the Non-Building Declaration. Motion carried unanimously.

Motion was made by Supervisor Saylor and seconded by Supervisor Mattos to conditionally re-approve the subdivision pending Engineer comments from this meeting are addressed. Motion carried unanimously.

Spangler Beverage Land Development Plan. Motion was made by Supervisor Fickes and seconded by Supervisor Saylor to approve an extension of time for the Spangler Beverage Land development plan until December 31, 2022. Motion carried unanimously.

## STAFF REPORTS

### Building committee

Supervisor Weaver said he and Supervisor Dockery met with Lobar regarding construction of the ADA restroom project. He said Lobar would like the Township to join Keystone Purchasing Network so that the project could proceed without the need to bid. The program is free to join. Motion was made by Supervisor Mattos and seconded by Supervisor Fickes to join Keystone Purchasing Network. Motion carried unanimously. The Engineer told the Board to verify

through York County Planning Commission that this program meets requirements specified in the Community Development Block Grant that was awarded to the Township.

#### Solicitor

The Solicitor is working with Cohen Group regarding the Comcast Cable TV franchise renewal. Discussion included expanding the area they cover.

#### Engineer

Road projects. The Engineer reported that Russell Standard Company is ready to begin the seal coat project next week. The roads included in the bid are Church Road and Robson Road. The residents have been notified.

Tropical Storm IDA funding. The Engineer's office is working 4 projects with FEMA.

1. Debris removal - \$10,840.47 has been approved. The Federal Cost Share is \$9,756.43 and the remaining 10% will be paid by PEMA (State agency).
2. Red Rock Avenue Culvert - \$18,000 is still pending approval
3. Bridge damages to Quaker Meeting Road bridge - \$33,651 pending approval
4. New York Road bridge - \$52,769 pending approval
5. New York Road damages - \$8,400 pending approval
6. Beaver Creek Road - \$2,500 pending approval

All those projects pending approval will also be a 90/10 split between FEMA and PEMA. Total amount of damages requested is \$127,160.47

Municipal Park sewer hookup. The Engineer is working on completion of a sewage exemption mailer to submit to PA DEP for approval to provide public sewer to the Municipal Park.

### BUSINESS

Building doors. Motion was made by Supervisor Weaver and seconded by Supervisor Mattos to table replacing two damaged building doors until the construction bid is proposed by Lobar. Motion carried unanimously.

Pinchot Park Lions Club. Supervisor Dockery said he attended a meeting of the Lions Club earlier this month. The Lion's Club is staging a recruiting campaign. They are in dire need of members. Supervisor Dockery has applications and information to hand out to any people who are interested in joining the Lions Club.

### ACCOUNTS PAYABLE

Motion was made by Supervisor Fickes and seconded by Supervisor Dockery to approve General Fund accounts payable in the amount of \$42,876.76. Motion carried unanimously.

### ADJOURNMENT

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

The meeting was adjourned at 7:35 PM

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Township Secretary