

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, June 22, 2022, 7:00 PM

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

Staff Present: Attorney Brian Linsenbach, Solicitor
Mr. Terry Myers, Township Engineer
Mr. C. Eric Swiger, Zoning and Permit Officer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Smedley and seconded by Mrs. Repman to approve the minutes of the May 25, 2022, meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Spangler's Beverage Land Development Plan, 7495 Carlisle Road, Wellsville. Spangler Beverage was represented by Attorney Dean Renosa and by their engineer, Mr. Grant Anderson from Site Design Concepts. 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 applicant requested a special exception zoning hearing to allow for a proposed expansion of less than 35% but would violate the 25-foot setback requirement of Zoning Ordinance Section 419. The Zoning Hearing Board heard the case and granted a Special Exception to permit the expansion of the current pre-existing non-conforming property. Engineer comments are as follows.

Subdivision and Land Development Ordinance:

1. The applicant shall provide, on the plans the available and required safe sight stopping distances, at each of the access drives. (§403.b.15)
2. The applicant shall indicate the type of all existing and proposed lot corner markers. (§403.b.19)
3. 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)
4. 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.
5. The location, width and purpose of all existing and proposed rights-of-way and easements, within or adjacent to the parcel and within four hundred feet of the area proposed to be subdivided or developed, such as, but not limited to, utility, streams and water features, stormwater, sanitary sewer, erosion control, access, pedestrian,

conservation and location of any public utilities shall be shown on the plans. A note shall be added to the plan referencing the existing recorded agreements that include Parking Lot, Septic System and Water that exist for the retail center, including recording information. (§403.c.3)

6. In addition to such filing fees, the developer shall pay the cost of:
 - Final inspection for completion of installation of required improvements.

General 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 (SR 0074) due to the proximity of the access drive to the existing turn signal. The possibility of closure or restrictions being incorporated into the Township's intersection upgrade project should be discussed.

The owner/developer has stated willingness to work with Township requirements to modify the driveway entrance at the time of the signal project.

Giuseppina Ferrante, owner of the building contiguous to Spangler Beverage, asked for consideration of her concerns with the proposed addition. She was told by the Zoning Board to bring her concerns to the Planning Commission during the Land Development Plan stage. She listed six concerns in her letter to the Planning Commission that included: 1. Access to her electric meters, 2. Encroachment that would limit access to her property, 3. Emergency vehicular access to her property, 4. That she is not responsible to pay for any costs incurred by the development of the property, 5. The applicant shall at his expense, accommodate the contiguous owner with utility functions during construction, and 6. The applicant shall obtain a bond to cover harm of the contiguous owner during construction for loss of utilities or loss of business income.

Mr. Bensel said the proposed plan meets Subdivision and Land Development Plan Ordinance requirements. The Engineer said parking spaces will need to be delineated and there will be no head-in parking.

Motion was made by Mr. Kotz and seconded by Mrs. Repman to conditionally approve the land development plan pending Engineer comments are addressed. Motion carried unanimously.

ZONING HEARINGS

2022-03 Spring Meadows Real Properties, LLC. Property address is 3401 Rosstown Road, owned by Paul Miller Jr. The applicant is requesting a Special Exception hearing to Section 604 and Section 728 regarding Standards for Special Exceptions. Mr. Miller was represented by Attorney Stacey MacNeal and his engineer, Grant Anderson from Site Design Concepts. Attorney MacNeal summarized the items regarding standards for a mini-storage facility in Section 728 and how the applicant will address each one. Mr. Anderson said he has been in contact with Wellsville Municipal Authority regarding sewer capacity so RV dumping could be offered to their customers. Mr. Smedley asked if they are proposing screening and buffers. Attorney MacNeal said they will screen using vegetation, but the entire property will be surrounded by fencing.

Donna Schrade, owner of the property next to the proposed mini storage project asked if the developer proposes a dumping station will they have water to rinse the tanks and hoses. Mr. Anderson said they will be drilling a well to provide water. Mrs. Schrade also asked for verification that the entire area will be fenced in and if the fence will be visually screened.

Motion was made by Mr. Kotz and seconded by Mr. Bensel to recommend approval of the request for Special Exception to the Zoning Hearing Board for a decision. Motion carried unanimously.

BUSINESS

Subdivision and Land Development Ordinance changes. York County Planning Commission reviewed the Warrington Township Subdivision and Land Development Ordinance amendment additions to existing lots, agricultural preservation overlay, financial security and landscaping and screening sections during their regular meeting held on June 21, 2022. Their formal action recommendation was that Warrington Township does not adopt the changes as presented.

Planning related comments included Section 312 – Additions, Adjustments and Corrections to Existing Lots. The tax office will not accept plans without the YCPC sign-off. If the Township is looking to ease the burden of subdivision on the developer, YCPC suggestion could be for the Township to reduce or eliminate the township filing fees as an option to make the subdivision process easier for the applicant.

Section 408 – Agricultural Preservation Overlay, includes information and requirement for subdivision and land development plans that fall under the Agricultural Preservation Overlay Zone. YCPC asks if these requirements are in addition to Section 402 and Section 403 requirements.

Section 520 – Landscaping and Screening comments and recommendations were offered by YCPC.

Mr. Smedley said he attended an LGAC meeting that discussed the SD/LD Ordinance changes prior to the YCPC meeting, and a suggestion was made to look at the Section 312 – Additions, Adjustments and Corrections to Existing Lots that was adopted by Jackson Township in York County. Motion was made by Mr. Smedley to replace the language for Section 312 with the language used by Jackson Township. Mrs. Repman seconded. Motion carried unanimously.

Mr. Smedley asked Mr. Kotz to add the suggested revisions and recommendations to the SD/LD Ordinance text to prepare the document for forwarding to the Board of Supervisors for approval.

ADJOURNMENT

Motion was made by Mr. Kotz and seconded by Mrs. Repman to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw
Township Secretary