

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, July 27, 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. 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. Kotz and seconded by Mrs. Repman to approve the minutes of the June 22, 2022, meeting. Motion carried unanimously.

MODIFICATION REQUESTS

Jeremy and Katrina Stone, 665 Lisburn Road. Application for consideration of a modification requesting permission to install a second driveway (10 feet wide) on the property that will be within 25 feet of the primary driveway and within three feet of the property line. The building on the property were constructed such that the home site sits perpendicular to the garage. The location to park an RV sits behind the garage in the opposite corner from the driveway entrance. In order to access this parking location, the owner would have to enter the main driveway, immediately turn the camper 90 degrees and then turn it 90 degrees again the opposite direction to wind it around the garage. Since that's not practical or routinely possible, the RV currently enters the property through the grass and makes large tracks in the yard. The owner would like to put a small access path that will make a less destructive entrance to the parking pad.

The Township Engineer suggests that Mr. Stone review the Subdivision and Land Development Ordinance Section 512.A – Driveways to comply with Ordinance requirements and a driveway permit application will need to be filed.

Motion was made by Mr. Kotz and seconded by Mr. Barton to approve the request for modification to install a second driveway at 665 Lisburn Road. Motion carried unanimously.

C. B. Construction Services, Inc., 275 Big Rock Drive. Application for consideration of a modification requesting a proposed alternative to the requirement to submit a Land Development Plan as required by Section 303 of the Township Subdivision and Land Development Ordinance. The applicant is making this request to construct a 3,600 square foot accessory building to store materials and equipment for his business located at this address. A minor amount of additional

gravel area will be added as well. This request is being made due to the minor nature of the project, the proposal will not create any new traffic impacts and the existing stormwater management BMP has adequate volume to account for the new impervious surfaces. The total impervious surface is 31,354 square feet requiring a BMP volume of 5,016 cubic feet. The existing BMP Volume provided is 6,596 cubic feet. The existing BMP has adequate volume to accommodate the accessory building and gravel expansion.

Motion was made by Mr. Bensel and seconded by Mr. Smedley to approve the request for modification for exemption to filing a new land development plan to add a new building to the property. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 7:15 PM.

Rebecca Bradshaw
Township Secretary