

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, August 24, 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. Cory McCoy, 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 July 27, 2022, meeting. Motion carried unanimously.

**SUBDIVISIONS/LAND DEVELOPMENT PLANS**

Joshua C. & Johnathan G. Firestone - 1890 Alpine Road. The plan is proposing to subdivide the existing 52.09-acre tract into 2 lots. Lot 1 is 41.37 acres and Lot 2 is 10.72 acres.

**Subdivision and Land Development Ordinance:**

1. The applicant shall provide an approved Planning Module for Land Development as required by the Pennsylvania Department of Environmental Protection (§ 403.e.4).
2. The applicant shall correct the spelling of the word replacement in following deed restriction comment:  
“During any construction or other activities, the replacement absorption area easement shall be so marked to prevent equipment with greater wheel loadings than a common garden tractor/riding mower from traveling over or operating upon the surface of the absorption area easement.”
3. In addition to such filing fees, the developer 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.
4. As an alternative to the requirement that land be dedicated for a recreation site, the Township may request the applicant to provide a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors (§ 523.a.2.B).

Motion was made by Mr. Smedley and seconded by Mr. Barton to approve the Component 4A portion of the Department of Environmental Protection Sewage Facilities Planning Module. Motion carried unanimously.

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

ADJOURNMENT

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

The meeting was adjourned at 7:30 PM.

Rebecca Bradshaw  
Township Secretary