

WARRINGTON TOWNSHIP

Minutes of a Regular Meeting of the Township Planning Commission – **DRAFT COPY**

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, September 28, 2022, 7:00 PM

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

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 August 24, 2022, meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Rhonda Stum and Ellyn Garcia, 509 W. Barrens Valley Road. The plan is to divide a 39.969-acre lot in the RA Zone into 3 lots. Proposed use is residential.

Zoning Ordinance:

1. The height limit for accessory buildings or structures is 25 feet. The applicant shall revise the site data table accordingly (§304.g).
2. According to §311 - "Agricultural Preservation Overlay Zone" the applicant shall follow these steps when subdividing within the agricultural preservation overlay zone and show all relevant information on the plans:
 - Determine:
 - i. Tract area within Warrington Township
 - ii. Maximum area to be subdivided is 25% of site area within Warrington Township
 - iii. Maximum total number of lots= Tract area* 25%/Minimum lot area (60,000 sq. ft.)
 - Location of Development Lots (§311. h):

Applicants shall also demonstrate that every reasonable effort has been made to locate proposed development lots on those portions of the original parcel which offer the least potential for agricultural productivity, but which also are reasonable sites for the type of use proposed. To the extent possible, new buildings shall be located on land classified by the USDA and the prevailing edition of the York County Soil Survey as Soil Capability Units IV-7 through VII-2 or land that cannot be farmed due to rock outcroppings, rock too close to the surface to permit plowing, swamps, heavily wooded areas, slopes greater than fifteen percent (15%), or similar land characteristics that are unsuitable for agricultural production.

- Information to be provided on subdivision plan (§311. J) :
 - i. The total area of the parcel as shown in the records of the County Recorder of Deeds on March 16, 2022, and the parcel's maximum development area.
 - ii. A parcel history, including a listing of the subdivisions that have occurred since March 16, 2022, with a reference to the number of lots, lot area, date of approval and recording data for each subdivision. The location of each lot shall be indicated on a deed plot of the parcel as it existed on March 16, 2022.
 - iii. The total area that has been subdivided since March 16, 2022, the current proposed development area, and the number of acres remaining in the parcel's maximum development area.
 - iv. A note stating the original parcel's maximum development lot quota; the number of lots subdivided since March 16, 2022; the number of lots assigned to any proposed development, existing buildings and/or remaining acreage; and the maximum number of lots remaining to be subdivided. If no development lots remain, it shall be noted as such on the plan. 5) Soil types and classifications as identified and mapped by the USDA and the prevailing edition of the York County Soil Survey shall be shown for the entire parcel from which the proposed subdivision is to be made. This mapping shall be provided at a scale of one (1) inch equals no more than four hundred (400) feet.

The proposed subdivision exceeds the maximum area (25%) that is allowed to be subdivided in the Rural Agricultural zone. Lots need to be modified to meet this requirement.

Subdivision and Land Development Ordinance:

1. The applicant shall show and label the municipal boundary on the location and aerial map (§402.b.5).
2. The applicant shall identify the primary and replacement infiltration areas, along with easements identified by bearings and distances. The Township's Right of Entry shall also be identified on the plan and added to the deed (§ 403.b.26).
3. 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).
4. The following on lot sewage disposal system notes shall be added to the plan (§ 515.b):
"Any property on which an on-lot system presently exists, or on which an on-lot system is proposed or under construction, shall not be conveyed by the owner without the inclusion of language in the deed establishing and assigning a non-revocable grant of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit."
5. 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).
6. The following note shall be added to the plan (§ 403.e.10):
"A stormwater management plan in accordance with the ordinance in effect at the time shall be submitted prior to issuance of any building permits." (§ 403.e.10) Add note to the plan.

General Notes:

1. Driveway approval including meeting PennDOT's safe stopping sight distance requirement will need to be obtained from Washington Township and shall be submitted prior to issuance of building permits.

Motion was made by Mr. Barton and seconded by Mrs. Repman to table the plan and wait for the lot size adjustments to be shown on the plan. Motion carried unanimously.

Christopher Mahoney and Joan Barrett 200 Boring Bridge Road. The plan is to consolidate two lots that were previously subdivided by the Harry Fox Creekside Manor plan in 2007. This plan was reviewed using Section 312 of the Subdivision Ordinance. Engineer comments are as follows:

Subdivision and Land Development Ordinance Section 312.F

All plans submitted under this section must include the following:

1. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds. Bearing and distances must be provided for the street right of way line.
2. Notarized owner's statement certifying ownership.
3. Existing and proposed lot lines and street rights-of-way. Bearing and distances must be provided for the street right of way line.
4. Add a note to the plan to state that Lots 1 and 2 are not affected by the shared driveway.

On-lot Sewage System Management Ordinance 2016-02

Section IV-Replacement areas

1. The location of primary and replacement infiltration areas shall be delineated and identified as an absorption area easement on the subdivision plan.
2. The description, including meets and bounds of every absorption area easement shall be recorded as part of the deed for each lot created as part of the subdivision and shall contain language reflecting the following:
 - a. No improvements, whether permanent or temporary, shall be constructed upon or within the replacement absorption area easement.
 - b. No permanent or temporary alterations, grading, excavation, stockpiling of any soil or any other material shall take place on or in the replacement absorption area easement.
 - c. 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.
 - d. The final cover or improvement to every absorption area easement shall be limited to shallow-rooted plant matter.
3. Section VIII – Right of Entry Easements
 1. Any property on which an on-lot system presently exists or on which an on-lot system is proposed or under construction shall not be conveyed by the owner without the inclusion of language in the deed establishing and assigning a non-revocable grant of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit.

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

Spring Meadows Mini Storage Land Development Plan, 3401 Rosstown Road.

Subdivision and Land Development Ordinance:

1. All existing or proposed easements or rights-of-way and any petroleum, gas, or electric lines must be shown. Therefore, general notes 15 and 16 shall be removed (§ 403.b.21).
2. The applicant shall provide profiles for all storm sewer runs (§ 403.f.9).
3. Access drives shall be 24' wide (2 lanes 12' each) the applicant shall revise the access drive accordingly. (§ 512.b.2).
4. The applicant shall include the certification with signature, seal, and date of the professional surveyor. (§ 403.b.22).
5. Provide 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).
6. The applicant shall provide an approved DEP Planning Module required by the Pennsylvania Department of Environmental Protection or shall place the approved DEP Code number on the plans (§ 403.e.5).
7. Stormwater Management plan approval shall be obtained from the Township Engineer. "A stormwater management plan prepared in accordance with the provisions of this ordinance, shall be required for each subdivision or land development plan at both the Preliminary and final plan stage and for any new construction or expansion of residential commercial, industrial, accessory or other improvement that creates an area of impervious material on a parcel of 20,000 square feet or more. The 20,000 square foot requirement applies on individual large projects, projects which exceed a cumulative total of 20,000 square feet..." The applicant shall indicate how the runoff rates for the 2, 5, 10-, 25-, 50-, and 100-year storms are being managed to not increase above pre-development levels. A separate comment letter will be generated for the stormwater management plan review (§ 403.e.10).
8. The Erosion and Sedimentation Control Plan shall be submitted to the York County Conservation District for their review and approval prior to Final Plan approval (§ 406.a).
9. All necessary NPDES and DEP permits shall be obtained prior to final plan approval (§ 406.a).
10. In the case of a plan for a major Land Development or Subdivision fronting on or containing an existing or proposed public street, the Township shall require the developer to improve the portion of the roadway on which the proposed development fronts to meet the minimum roadway standard as specified in Section 506.a) of this Ordinance. This shall include shoulders, embankments, gutters, berms, and/or curbing. Minimum streets widths and rights-of-way shall be as follows (§506.e):

Street Classification	Min. Right-of- Way	Width	Min. Roadway Width (without curbs)
Rosstown Road (SR 1077)		60 feet	(2) 11' Lanes (2) 8' Shoulders
Major Collector			

11. As an alternative to the requirement that land be dedicated for a recreation site, the Township may request that the applicant pay 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).
12. In addition to such filing fees, the developer shall pay the cost of:
 - Reviewing the land development plan and engineering details. Inspecting the site for conformance to survey.
 - Preparing cost estimates of required improvements during installation. Inspection of required improvements during installation.
 - Final inspection for completion of installation of required improvements. Legal services necessary for the processing of the land development plan.
 - Any tapping fees and/or any required charge for connection to a municipal water system.
 - Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.

General Comments:

1. The applicant shall provide further information showing that the proposed site layout is conducive to RV movement and parking.
2. The plans have a sewer pump detail, but show sewer flowing with gravity on the profiles. The applicant shall clarify where and how the sewer pump is to be used or remove the detail thereof.
3. The applicant shall provide contour labels for proposed contours.
4. The applicant shall label the site plans and culvert profiles with pipe type, size, length, and inverts.
5. The applicant shall provide dimensions on the plans for the spillway.
6. The applicant shall label the Sanitary sewer manhole on the utility plans.
7. The applicant has labeled many of the items in the storm sewer profiles as existing, though no storm sewer systems are shown on the existing sight plans. The applicant shall address this discrepancy accordingly.
8. The applicant shall revise the k-rock detail to show how the retaining wall will be constructed with regards to the fence and pavement, currently no grassed area is proposed next to the top of the wall.
9. The profiles label inlets A-2 and A-3 as 2' x 2' yard inlets but the subsurface

infiltration bed #1 detail labels them as 2' x 4' m-top inlets. The applicant shall address this discrepancy accordingly.

10. The spillway leader for the infiltration basin does not point to the spillway as shown. The applicant shall address this discrepancy accordingly.
11. When changing pipe sizes in stormwater runs, the tops of pipes should match the elevations.
12. The applicant shows a well on the site plans, but note 6 states that no water supply is proposed. The applicant shall address this discrepancy accordingly.

The developer is requesting a modification to Section 403.c.2 – The entire property is shown on the 24"x36" drawing sheet at a scale of 1 inch equal 30 ft with features within 100 feet of the property line. Motion was made by Mr. Smedley and seconded by Mr. Barton to approve the request, but to require an aerial map to be attached that shows the property. Motion carried unanimously.

The developer is requesting a modification to Section 506.e. – This Section requires a 60-foot right-of-way. Rosstown Road has a cartway width of 33' and the developer is proposing a 75-foot front setback. The current design is consistent with surrounding uses. Motion was made by Mr. Barton and seconded by Mrs. Repman to approve the request for modification and accept the 33' current Penn DOT right-of-way. Motion carried unanimously.

The developer is requesting a modification to Section 506.d – additional front setback - Motion was made by Mr. Barton and seconded by Mr. Smedley to approve the modification request for the developer to include additional 75-foot front setback area. Motion carried unanimously.

The Manager will need to send an awareness letter to Penn DOT to notify them of the entrance.

Motion was made by Mr. Smedley and seconded by Mr. Kotz to table the plan and request the addition of a lighting plan. Motion carried unanimously.

BUSINESS

Zoning Ordinance changes. Mr. Smedley said the Zoning Officer has contacted him regarding technical corrections that need made to the text of the Zoning Ordinance. He said the changes are all minor and he would gather a list and bring it to the Planning Commission for review.

Digital plans. The Engineer said he will specifically request digital copies of each plan when it is submitted to him.

ADJOURNMENT

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

The meeting was adjourned at 8:15 PM.

Rebecca Bradshaw
Township Secretary