

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, October 26, 2022, 7:00 PM

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

Staff Present: Attorney Brian Linsenbach, Solicitor
Mr. Terry Myers, Township Engineer
Rebecca Bradshaw, Township Secretary
Renee Robison, Assistant Township Manager

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 September 28, 2022, meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Rossville Commercial Property Development for Monismith Contracting LLC. The plan proposes to develop the lot on the southeast corner of Squire Gratz Road at Old York Road. The lot is located in the Village Commercial Zone and proposes a use by right in the form of a 7,200 square foot contractor's office. The gross area of the lot is 1.487 acres owned by Jesse Monismith. Engineer comments are as follows:

Zoning Ordinance:

1. General notes 7 and 8 indicate that there will be public water, provided by PA American Water and sewage disposal by an on-lot septic system. The zoning data table indicates the requirements of public sewer being proposed. The applicant shall (§ 307.e):
 - Show the proposed utilities on the "Grading & Utility Plan" sheet
 - Revise the zoning data requirements accordingly and or revise notes 7 & 8 if they are found to be inconsistent with what is being proposed
2. No off-street loading space is permitted between a building and an adjoining street right-of-way (§ 408.d).
3. Any lot adjoining land with a residential zone shall maintain a 50' setback for nonresidential buildings, structures, off-street parking lots, loading areas, and outdoor storage areas. The applicant shall revise the eastern property line side setback accordingly (§ 307.f.4).
4. According to the definition of a rear yard setback, the side opposite the street address shall be considered a rear yard. The applicant shall revise the setback shown along the southern property line.
5. Old York Road is considered a major thoroughfare; therefore, the applicant shall establish a setback of at least 75 feet from the right-of-way line (§ 403.a).

Subdivision and Land Development Ordinance:

1. The applicant shall provide the following data in the zoning data table (403.b.4):
 - existing use of the land
 - gross and net acreage of the lot
 - proposed type of water supply
 - proposed building coverage
2. The applicant shall label the complete cartway width of Old York Road (§403.b.6).
3. The applicant shall provide the type and location of all existing and proposed reference monuments and markers (§ 403.b.19).
4. The applicant shall provide all information required by sections 404 (Planning Module for Land Development) and 405 (Water Facilities feasibility report) (§ 402.c.3).
5. The surveyor responsible for the plans shall execute the surveyor’s certificate of accuracy prior to final plan approval (§ 403.b.12).
6. The owners notarized signature stating the land proposed to be developed and that the land development shown on the Plan is made with his or their free consent and that it is desired to record the same, shall be provided prior to final plan approval (§ 403.b.27).
7. Where the land included in the proposed development plan has an electric transmission line, a gas pipeline, a water transmission line, or a petroleum or petroleum product transmission line or similar structures located within the parcel, the plan shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement which shall contain the above data (§ 403.e.8).
8. The applicant shall provide a Stormwater Management Plan and an Erosion and Sedimentation Control Plans in accordance with section 406 (§ 403.e.10).
9. 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;
10. In the case of a plan for a land development (including subdivision) fronting on an existing public street of improper right-of-way width, the developer shall be asked to provide dedication of land for widening the existing right-of-way to meet the minimum right-of-way standards as specified in Section 506.a) of this Ordinance.

Street	Classification	Required R/W	Required Cartway Width
Old York Rd. (SR-4026)	Arterial Street	80’-120’*	*
Squire Gratz Rd. (T-906)	Minor Street	50’	24’ (plus 2-4’ shoulders)**

*As determined after consultation with the York County Planning Commission and the Pennsylvania Department of Transportation.

**Minimum Roadway width without curb.

11. Prior to the opening or construction of any access drive onto a street maintained by the Township, an application for a “driveway permit” must be submitted to the Township, together with an application fee which shall be established by resolution of the Board of Supervisors. No construction shall be permitted prior to issuance of the “driveway permit” (§ 512.b.4).
12. When a major land development lies within a distance of 1000 feet from an existing sewage collection line, a complete sanitary sewer collection system must be installed and connected by the developer to the existing public sanitary sewer system (§ 515.a).
13. A recreation in lieu of dedication fee for each proposed dwelling unit and/or lot on a subdivision or land development plan shall be paid prior to final plan approval. Said fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors (§ 523.a.2.B).

General Comments:

1. The applicant refers to “Monosmith” and “Monismith” interchangeably throughout the plans. The applicant shall address this discrepancy.
2. The applicant shall provide the telephone number of the landowner.
3. The applicant shall provide details for the proposed water (on site well) and sewer improvements.
4. The applicant shall provide a finish grade elevation for grading note 1 on sheet 5.
5. The 532’ contour North of the driveway does not tie in to the existing or proposed 532’ contour. The applicant shall revise accordingly.
6. The applicant shall show the riprap within the end-wall.

Determination will need to be made regarding utilization of on-lot or public sewage disposal. A letter from Wellsville Municipal Authority will need to be submitted releasing the property from public sewer regulations if on-lot is chosen. An Erosion and Sedimentation Control study will need to be submitted.

Motion was made by Mr. Kotz and seconded by Mr. Bensel to table the plan. Motion carried unanimously.

ADJOURNMENT

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

The meeting adjourned at 7:50 PM.

Rebecca Bradshaw
Township Secretary