

WARRINGTON TOWNSHIP
Minutes of the Zoning Hearing Board Meeting
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Thursday, July 7, 2022, 7:00 PM

Presiding: Mr. Allan Winey, Chairman
Ms. Lisa Frye
Mr. Gregory Seifert
Mr. Ken Eshelman

Staff Present: Attorney Scott Harper, Solicitor
Eric Swiger, Zoning Officer
Tammy Rinehart, Court Reporter

The meeting was opened with the Pledge to the Flag.

Minutes - Motion was made by Mr. Siefert and seconded by Mrs. Frye to approve the minutes of the June 2, 2022 meeting. Motion carried unanimously.

Zoning Hearing Case

Case ZHB-2022-03 – Spring Meadows Real Properties LLC, 3401 Rosstown Rd. Wellsville, PA 17365. The applicant is requesting a Special Exception as per Ordinance Section 307-(c)-Uses by Special Exception – (8) Mini-Storage Facility. To meet the requirements as specified in Section 728. The property is in the Village Commercial Zone.

Grant Anderson and Paul Miller of Spring Meadows Real Properties representing the applicant were sworn in by the Solicitor.

The following testimony was provided:

Eric Swiger, Township Zoning Officer, provided a brief introduction of the case.

Attorney for the applicant, Stacey MacNeal. Attorney MacNeal distributed Exhibits 1A & 1B to the board to illustrate minor site changes from the original plan. Attorney MacNeal then introduced Grant Anderson of Site Design Concepts.

Engineer for the Applicant, Grant Anderson. Mr. Anderson reviewed the modified gate location and the additional impervious area to allow more area for parking movements. He then went on to verify there will be three separate structures to address different storage types. He continued his testimony that the dump station will require less than 1 EDU per day and the applicable information will be included with the Land Development Plan. There will be a well to supply water for the washing facilities. The adjoining property owners' names were verified and the setbacks of 75' for the front, 25' for the sides and the rear at 20' were also verified on the plans as provided. No outdoor storage will be permitted. The lighting will be shielded from adjoining properties. Buffering and screening will be address by a 6' security fence around the property with privacy slats installed on the side that adjoins the township property. Mr. Anderson acknowledged that a HOP will be required from PennDOT for the entrance and that the stormwater will be addressed on the Land Development Plan.

Paul Miller as the owner of Spring Meadows Real Properties, LLC. Mr. Miller testified that the facility will be managed remotely. Booking will be handled by their website to assign gate codes. Cameras mounted along the perimeter will allow daily monitoring of the site. This will also be augmented by daily on-site inspections. He estimates there will be high activity at the site initially that will decrease as the units are rented. No repairs to be allowed on-site and no hazardous material will be permitted. Mr. Miller said that he feels the use matches the surrounding properties.

Mr. Eshelman - Wanted to confirm that the dump facility would be limited to the site tenants.

Mr. Siefert - Questioned the depth of parking for maneuvering of the larger RV's in the dump station area. Atty. MacNeal testified that the vehicle length will be taken into account at the time of lease. Mr. Siefert questioned if the traffic study included left turns with a towed camper/RV. Atty. MacNeal suggested the traffic study confirmed that this was addressed.

Mr. Winey – Questioned whether parking for Class A or B were addressed in regard to the parking. Mr. Miller suggested several options for parking maneuvers.

Mrs. Frye – Questioned plans for use in the area designated as dead space. Mrs. Frye also questioned the length of the parking during parking maneuvers.

Mr. Winey - Questioned the fence setback dimensions. Mrs. Frye suggested possible options with neighboring properties.

Attorney Harper – Questioned whether the distance from the gate to the road permitted enough room for a tow vehicle/camper combination.

Mrs. Frye – Curious about including a dump station, Is this usual for RV storage?

Attorney Harper – Was ventilation for exhaust addressed?

Mr. Seifert – Questioned if a fresh air supply will be installed depending on the type of HVAC. Also, will the propane tanks be removed before storage?

Mr. Winey – Motions to close. Mr. Eshelman seconds.

Mr. Winey – Acknowledges the PC recommended approval. Confirms with Attorney Harper that the legal issues were addressed.

Mr. Siefert motions for approval of the Special Exception, Mrs. Frye seconds motion carried unanimously.

Mr. Winey motions for adjournment Mrs. Frye seconds. Motion carried.
Meeting was adjourned at 7:30.

Eric Swiger
Zoning Officer