

WARRINGTON TOWNSHIP
Minutes of Re-Organizational Meeting of the Township Planning Commission
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, February 22, 2023, 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. Terry Myers, Township Engineer
Renee Robison, Township Manager/Secretary

The meeting was opened with the Pledge to the Flag.

The motion was made by Mr. Kotz and seconded by Mr. Smedley to re-appoint Richard Bentzel as the Chairman. Motion carried unanimously.

The motion was made by Mr. Kotz and seconded by Mr. Bensel to re-appoint Jim Smedley as the co-chair. Motion carried unanimously.

Minutes of Regular Meeting of the Township Planning Commission:

Minutes. Motion was made by Mr. Kotz and seconded by Mrs. Repman to approve the minutes of the October 26, 2022, meeting. Mr. Smedley abstained. Motion carried.

PLANNING MODULES - SUBDIVISIONS/LAND DEVELOPMENT PLANS

2022-07 Rossville Commercial Property Development for Monismith Contracting LLC. 5/26/23

The comments from Terry Myers, Engineer, were discussed and addressed.

Motion was made by Mr. Kotz and seconded by Mr. Barton to table the plan until issues discussed are addressed. Motion carried unanimously.

Sketch Plans – Jim Maclay – Pinetown Road

After discussion, Mr. Kotz stated there are no issues, but a motion was not made at this time.

Mr. Brant Maley - 120 Buttercup Lane – Fence Setback

After discussion and comments from neighbors, it was noted that the Special Exception to Warrington Township Ordinance Article IV Section 401c fences and walls. Requirements that fence be setback a minimum of 3' from side and rear property lines

The motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend this be heard by the Zoning Hearing Board. Mr. Smedley and Mr. Barton opposed. Mr. Bentzel abstained.

7501 Carlisle Road – Jared Moore/Blake Moore – Special exception in conjunction with Variance. The Special Request is for multi-family use in the Village Commercial Zone. The Variance is requested due to the property not meeting the minimum acreage required for a multi-family dwelling.

After discussion, Motion was made by Mr. Smedley and seconded by Mr. Barton to recommend the special exception and the variance gets approved by the Zoning Hearing Board due to historic and best use.

Business:

Development of Regional Significance – Jim Smedley

Mr. Smedley noted that the township has the legal right to go to a municipality regarding concerns for changes that would affect the Township. This information should be given to the Board of Supervisors.

ADJOURNMENT

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

The meeting adjourned at 8:10 PM.

Renee Robison
Township Manager/Secretary