

WARRINGTON TOWNSHIP
Minutes of the Township Planning Commission
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, March 22, 2023, 7:00 PM

Presiding: Mr. James Smedley
Mrs. Carla Repman
Mr. Len Kotz

Absent: Mr. Richard Bensel
Mr. James Barton

Staff Present: Attorney Brian Linsenbach, Solicitor
Mr. Terry Myers, Township Engineer
Mr. Cory McCoy, Township Engineer
Renee Robison, Township Manager/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 February 22, 2023, meeting. Motion carried.

PLANNING MODULES - SUBDIVISIONS/LAND DEVELOPMENT PLANS

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

This is still tabled.

Public Recognition – none currently

Zoning Hearing – Fickes Plan – April 6, 2023 – a neighbor of this property asked what their intention for this zoning hearing is. At this time, we do not know what the plan is yet or what they are proposing until Chris Hoover, who is expected at this meeting, can clarify this. It was acknowledged that they want to change property lines, but everything will be surveyed. The Planning Commission should make a recommendation one way or another to the Zoning Board, but the Zoning Board makes the final decision. The neighbors voiced their concerns that the junkyard has seemed to have expanded and more cars are visible from the road, and they are concerned about their property values. The neighbors can also testify at the Zoning Board hearing to voice their concerns. The neighbors will have the opportunity to make suggestions for screenings/barriers for acceptable conditions. The junkyard has been there a long time and was there before zoning was put in place in 1991 and it is considered “non-comforming use”, but the Township can regulate expansion. It was suggested that the Zoning Officer take a look at this property before the Zoning Hearing.

When Mr. Hoover arrived, he stated that this request is really about estate planning. If the 2 lots are reconfigured, the farm and buildings combined with the open field would become Agricultural use again and the junkyard would be on its own lot. A plan was presented that showed the current

status that included a reference point for what is requested and it shows where they are not allowed to expand. This would not give them permission to expand. Attorney Linsenbach stated that if they are asking to reconfigure the 2 lots, then extra conditions can be requested. The reason for their request is that they wouldn't necessarily be able to sell the lots the way they are since the junkyard sits on 2 lots. When an Accessory Building was built, this property was surveyed.

It was suggested that the Board recommends the conditions of limiting further expansion, adding screening/buffering, that nothing is in the stream and the junkyard area should be limited to what existed in 1993. Mr. Hoover stated that would be fair and reasonable. Mr. Kotz made a motion for this recommendation and Mrs. Repman seconded the motion. Motion carried. The zoning hearing is scheduled for April 6, 2023, at 7:00 p.m.

Business:

- a. Is Section 401(c)1. Of the Zoning Ordinance compatible with Section 517 (d) - it was acknowledged that there are 2 provisions possibly in play. Livestock – fence up to, not on property line, and there should be some amendment to 517(d) up to property, caveat references 401c. It should be worded so there is no conflict and if it is taken one step further that a fence would have to be located within a certain distance because of causing conflicts with neighbors. There is a vagueness with both sections. If the fence is closer than 3 feet, then there should be an agreement with the neighbors. If the Ordinance is changed, the residents need to be aware and have an overall education.
- b. Multi-family use in the VC Zone – 1(b) density rule – The Board granted a special exception for this multi-family use in the VC zone. Rather than density, as long as meeting parking requirements conversion would be different restrictions. This building is unique because it is 3 stories and able to add units.
- c. Conflicting requirements between Sections 419 and 733 – this is confusing and definitely needs to be resolved. If you look at Section 419, this could state refer back to Section 733(a). Need to be able to provide best practices for less problems for the township and the landowner. Why expand from 2 years 50% then 45% -- 35% seems more reasonable. Section 419 is the proper place to state requirements.
- d. Flag lots in the Agricultural Overlay Zone – more suitable land for Agricultural preservation. Overlay zone – RA and conservation needs clarification. It was suggested maybe a special section with the overlay zone "F" under 420 indicates handle isn't included in the lot area. Deep lots are losing Agricultural land. This is a work in progress to figure this out and to make it easier. The Zoning Hearing Board would also like this information.

ADJOURNMENT

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

The meeting adjourned at 8:32 PM.

Renee Robison
Township Manager/Secretary