

WARRINGTON TOWNSHIP
Minutes of the Township Planning Commission
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, April 26, 2023, 7:00 PM

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

Staff Present: Attorney Brian Linsenbach, Solicitor
Mr. Terry Myers, Township Engineer
Mr. Cory McCoy, Township Engineer
Mr. Eric Swiger, Zoning Officer
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 March 22, 2023, meeting. Motion carried unanimously.

Request for Zoning Ordinance Amendment/Zoning Map change – Squire Gratz Road.

Request to change Zoning Ordinance Amendment/Zoning map to change the zoning from Village Commercial to Residential. UPI#49000ME107.000000.

This meeting is the first step of this process, then it will go to the Board of Supervisors for their consideration. Steve Ahlbuandl from Stock and Leader showed a map to the Board and explained the reasons why they are requesting this change. The Commission stated they are really in the dark regarding the significance of the change regarding traffic, and the water/sewage issue.

Public Recognition

- **Cinira Kolson** noted that the school is over capacity and is concerned if 120 mobile homes were added to the community, what the impact would be. **Brian Prosser** stated that he thought there should be a traffic and stormwater study, and there are police and fire concerns. **Catherine All** is concerned that their property value would decrease, and she would be concerned about her children's safety if there was a significant increase in the population in this area. **Ruth Wolfe** lives beside the car wash and stated that she currently sees an increase in foot traffic that goes past her house and people speeding in their cars. **Pete Wolf** stated that he previously lived in Harrisburg and has seen his previous neighborhood go downhill and had to move out. He stated that he thinks elderly people in the Township keep their homes in pretty good shape. **Margaret Prosser** agreed there is already an increase in traffic where she lives. **Jeremy Iron** stated he thinks we are on the cusp of commercial use and there will be businesses looking into that. **Desarae Hege** noted

there are properties in the Township that could be cleaned up. **Tony Allard** is concerned about the funding to pay for the increased costs to the Township. **Charlie Bennett** acknowledged that the increase in traffic will greatly impact him negatively in his occupation as a farmer and having to run his equipment on the roads.

Motion by Planning Commission

- Motion made by Mr. Kotz to recommend to the Board of Supervisors and seconded by Mr. Barton that Request for Zoning Map change be denied based on the following:
 - 1) There is very limited property in the Village Commercial Zone and it would be detrimental to further reduce the amount of potentially available property in this zone by changing the property to Residential.
 - 2) As documented in the Comprehensive Plan, the soil on this property is characterized as having severe limitations. Concerns regarding low ground water and local sewer system capacity.
 - 3) Substantial concerns about traffic issues on Old York Road and concerns regarding school capacity.
 - 4) Applicant did not provide any data on the impact of the zoning change regarding the above issues.

Motion carried unanimously.

Attorney Linsenbach stated the next meeting for the Board of Supervisors will be more formal and it will be a hearing and testimony will be heard under oath.

Mr. Bensel thanked everyone for coming to this meeting and showing care for the community.

Planning Modules – Subdivisions – Land Development Plan

- a. 2022-07 Rossville Commercial Property Development for Monismith Contracting LLC. 5/26/23 – Plans re-submitted

Motion made by Mr. Bensel and seconded by Mrs. Repman to table this plan as there was no representative present to answer questions about the plan. Motion carried unanimously.

- b. 2023-01 – Old Mountain Rd., Mansfield 3 Lot Subdivison

John Melham from Melham Associates PC was present for David Weihlbrecht and stated that he had received comments regarding the plan from York County and C.S. Davidson. Motion was made by Mr. Kotz and seconded by Mrs. Repman to table this plan due to numerous plan deficiencies. Motion carried unanimously.

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. **This is being reviewed, particularly as it relates to confinement to livestock.**
- b. Multi-family use in the VC Zone – **Future discussion/action - Revising Section 307 to allow any uses by special exception and conditional uses in the VR zone to also be**

- permitted in the VC zone.**
- 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 refer 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. **Future discussion/action – revising Sections 419(b) and/or 733 (a) to harmonize the requirements for expansion of a non-conforming use.**
 - 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. **It was discussed to revise Section 420 to address the use of flag lots in the Agricultural Preservation Overlay zone.**
 - e. Clarification of Section 311 related to the effect of existing or future residences on meeting the limitations on subdivisions in the Agricultural Preservation Overlay zone.
 - f. Revising side setback requirements where there are adjoining structures with different owners.
 - g. Definition of Kennel vs. Section 727.
 - h. Motion was made by Mr. Kotz and seconded by Mr. Smedley to recommend Mr. Benjamin Lance as an Alternate Member of the Planning Commission. Motion carried unanimously. Mr. Lance noted that he is the Vacancy Board chair and would recuse himself if this is a conflict.

ADJOURNMENT

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

The meeting adjourned at 8:48 PM.



Renee Robison
Township Manager/Secretary