

WARRINGTON TOWNSHIP PLANNING COMMISSION
AGENDA

May 24, 2023, 7:00 PM

- 1. Open the meeting with the Pledge to the Flag**
- 2. Approval of Minutes from April 26, 2023**
- 3. Planning Modules – Subdivisions – Land Development Plans**
 - a. 2022-07 –Rossville Commercial Property Development (plans resubmitted)**
 - b. James McClay – review of updated sketch plan. 2210 Pinetown Rd.**
 - c. Michael Sopp – sketch plan to reverse subdivide 325/395 Thundergust Mill Rd.**
 - d. 2022-05 Spring Meadows LDP**
 - e. 2023-01 Mansfield Subdivision 1440 Old Mountain Rd.**
- 4. Public Recognition – 3 minute limit**
- 5. Wellsville Fire Company – Suggestions**
- 6. Zoning Update**
- 7. Adjournment**

- 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.