WARRINGTON TOWNSHIP

Minutes of the Township Planning Commission

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, May 24, 2023, 7:00 PM

Presiding: Mr. Richard Bensel, Chair

Mr. James Smedley, Vice-Chair

Mr. James Barton

Mrs. Carla Repman

Mr. Len Kotz

Mr. Benjamin Lance, Alternate Member

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 April 26, 2023, meeting. Motion carried unanimously.

**2022-07 Rossville Commercial Property Development (plans re-submitted)**

Mr. William Pompeii stated that all issues that were presented previously were addressed, except for administrative concerns. Previous plans showed widening and that would have to be bonded, including the paving for the parking lot and Mr. Cory McCoy can add that as a comment. It was noted that water usage was only 30 gallons per day. Motion made by Mr. Kotz and seconded by Mr. Bensel for conditional approval pending the completion of requested issues by the Engineer.

**James McClay – review of updated sketch plan – 2210 Pinetown Road.** It needs to be determined if the property is part of Ag Preservation Overlay Zone. If so, will need a zoning hearing to determine if sub-division can be implemented as proposed. It was noted that 2 of the 3 lots have already been surveyed and given a perc test and that breaking up the 2 lots doesn’t affect the field lot and that there would be no development rights that go with it. The parent tract was 32.23 acres and Attorney Linsenbach thought the parent tract should be reconfigured if you allow for an exception. Mr. Kotz stated that he didn’t think it would have to be reconfigured. 25% residential use of parent tract -- if starting with 32 acres, 25% is 8 acres and the variance is 10 instead of 8. Mr. Myers stated that you cannot go over 8 acres for residential. Mr. McClay understood that no other subdivisions would be allowed. Mr. McClay will check the soil rating by the next Planning Commission meeting and will plan to be at that meeting.

There was further discussion regarding subjective criteria and the least productive agricultural land and to locate the new lots on the least productive land. It was noted that Mr. McClay is trying to preserve the farmland. Another way to look at it is that prime soil could be wooded and look to “preserve the best soils”. Decisions should be made based on USDA maps and a more detailed investigation would be that the applicant presents the soil data reports and all features should be taken into consideration.

**Michael Sopp – sketch plan to reverse sub-divide 325/395 Thundergust Mill Road** to restore boundary lines. There are 2 deeds to both lots and are recorded subdivisions. One lot is 10 acres, and the other lot is 3.4 acres. Needs to be determined if property is within the Ag Preservation Overlay Zone to determine steps required to implement re-subdivision. New zoning requirements and soil rating also need to be determined. This request is truly a boundary adjustment issue. His road is a private road, but it was discussed that there should be maintenance agreements for private roads/shared driveways and the solicitor will include language for required maintenance agreements so that property owners are aware of their obligations to properly maintaining the roadway and right-of-way.

It was noted that the USDA Soil maps are free from the State and Mr. Sopp’s information from Todd Lyon should have had the soil classification. There are 3 types of soil; 1, 2, and 3. It was noted that the flood plain might have changed.

The Township Engineer has developed a worksheet to facilitate calculating limits on subdividing total parcel area for properties in the Ag Preservation Overlay Zone.

**2022-05 Spring Meadows LDP**

No update at this time.

**2023-01 Mansfield Sub-division 1440 Old Mountain Road – 3 lots**

An extension of time of 90 days from the expiration date was suggested to Mr. Weihlbrecht to submit to Mr. Eric Swiger, Zoning Officer, to be able to resolve numerous plan deficiencies.

**Public Recognition**

None at this time.

**Wellsville Fire Company –** There is a concern with emergency personnel not being able to find street addresses when responding to a call. An Ordinance will be proposed to require standardized signage for address numbers and street names.

**Business:**

1. Ordinance discussion – there are several provisions that may need to be revised:
2. PC Motion #2301 revising Section 420 to address the use of flag lots in the Agricultural Preservation Overlay zone – draft language has been proposed and is pending further review.
3. PC Motion #23-02 revising Section 307 to allow any uses by exception and conditional uses in the VR zone to also be permitted in the VC zone – after review, change is not recommended.
4. PC Motion #2303 – allowing side and rear setback for small residential accessory buildings in the VC zone to be consistent with the VR Zone. The Planning Commission discussed recommendation of five (5) feet for side and rear setbacks and a maximum residential accessory building size of 150 sq. ft subject ot maximum lot coverage requirements of Sections 307(e).
5. PC Motion #2304 – Clarification of Section 311 related to the effect of existing or future residences on meeting the limitations on subdivisions in the Ag Preservation Overlay Zone. After further discussion, it was determined that clarification is not needed.

Ordinance items for future discussion/action:

* Reviewing Sections 517(d) and Section 401( c )1. Regarding setback requirements for fences particularly as it relates to confinement of livestock.
* Revising Sections 419(b) and/or 733(a) to harmonize the requirements for expansion of a non-conforming use.
* Revising side setback requirements where there are adjoining structures with different owners.
* Definition of Kennel vs. Section 727
* The Planning Commission will continue to review specific ordinance provisions to address any suggested additions, clarifications, or modifications that may be needed to resolve inconsistencies, or other specific issues that may arise and to improve township ordinances.

**ADJOURNMENT**

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

The meeting adjourned at 8:45 PM.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renee Robison

Township Manager/Secretary