WARRINGTON TOWNSHIP

Minutes of the Township Planning Commission

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, June 28, 2023, 7:00 PM

Presiding: Mr. Richard Bensel, Chair

Mr. James Smedley, Vice-Chair

Mrs. Carla Repman

Mr. Len Kotz

Mr. Benjamin Lance, Alternate Member

Absent: Mr. James Barton

Staff Present: Attorney Brian Linsenbach, Solicitor

Mr. Cory McCoy, Township Engineer

Mr. Eric Swiger, Zoning Officer

Mrs. Renee Robison, Township Manager/Secretary

The meeting was opened with the Pledge to the Flag.

**Minutes:**  **Motion** made by Mr. Kotz and seconded by Mrs. Repman to approve the minutes of the May 24, 2023, meeting. Motion carried unanimously.

**2022-07 Rossville Commercial Property Development (plans re-submitted) (8/23/23)**

This was conditionally approved during the May 24, 2023, meeting, pending the completion of the requested issues by the Engineer. Still waiting for these comments.

**James McClay – review of updated sketch plan – 2210 Pinetown Road**

Attorney Linsenbach stated that Mr. McClay needs to submit a formal plan regarding the surveyor’s findings pertaining to the percentage of prime soil for the entire area and to determine if the property is part of the Ag Preservation Overlay Zone. If so, a zoning hearing would be needed to determine if the subdivision can be implemented as proposed or if an alternative plan would be required. Mr. Lance stated he would work with Mr. McClay to help determine the prime soil.

**Michael Sopp – sketch plan to reverse sub-divide for 325/395 Thundergust Mill Road**

Request to restore boundary lines. There are 2 deeds to both lots and are recorded subdivisions. Still needs to be determined if property is within the Ag Preservation Overlay Zone to determine steps required to implement re-subdivision. Resident was not present.

**2022-05 Spring Meadows LDP (12/23/23)**

No update at this time.

**2023-01 Mansfield Sub-division 1440 Old Mountain Road – 3 lots (7/25/23)**

An extension of time of 30 days from the expiration date received by Mr. Eric Swiger, Zoning Officer.

**Public Recognition**

None at this time.

**Review of ASA Application for Bentz Parcel #49-000MD-0011.00-00000 Spring Valley Rd.**

**Motion** made by Mr. Smedley and seconded by Mrs. Repman to approve the Ag Security Area application. Motion carried unanimously.

**Proposed Revisions to Section 711 Wireless Communications Facility of Zoning Ordinance**

Ms. Darla Byerly distributed her PowerPoint Presentation and went through her research and recommendations to change the Zoning Ordinance to benefit the residents and promote safety, life, and property. Items of concern are: lack of FCC Regulations and being out of compliance, people who are electromagnetic sensitive and being debilitated, promoting using fiber optics, etc. Mr. Smedley stated Warrington Township can only do what the State allows and the Township also has to follow the Municipal Planning Codes. She requested that the Planning Commission members review the 23 recommendations. It was agreed that it will take some time to absorb all of this information.

Mr. Bensel acknowledged that Ms. Byerly has conducted a tremendous amount of research and can send links to the Board members with her information and thanked her for this presentation.

**Business:**

1. PC Motion 23-03 – 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 of maximum lot coverage requirements of Sections 307(e). **Motion** made by Mr. Kotz and seconded by Mr. Smedley to approve Resolution 23-03. Motion carried unanimously.

Ordinance items for future discussion/action:

* Reviewing Sections 517(d) and Section 401( c ) regarding setback requirements for fences particularly as it relates to confinement of livestock.
* PC Motion 23-05 Ordinance requiring and regulating street address numbers for the health, safety, and welfare of township residents has been drafted and is pending further review.
* Maintenance agreements for private roads/shared driveways: solicitor will develop language for required maintenance agreements so that property owners are aware of their obligations to properly maintain the roadway and right-of-way.
* Township engineer is finalizing a worksheet to facilitate calculating limits on sub-dividing total parcel area for properties in the Ag Preservation Overlay Zone.
* 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** made by Mr. Kotz and seconded by Mr. Smedley to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 8:33 PM.

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Renee Robison

Township Manager/Secretary