WARRINGTON TOWNSHIP

Minutes of the Township Planning Commission

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, August 23, 2023, 7:00 PM

Presiding: Mr. Richard Bensel, Chair

Mr. Len Kotz

Mr. James Barton

Mr. Benjamin Lance

Absent: Mrs. Carla Repman

Staff Present: Attorney Brian Linsenbach, Solicitor

Mr. Terry Myers, Township Engineer

Mr. Eric Swiger, Zoning Officer

Mrs. Renee Robison, Township Manager/Secretary

The meeting was opened with the Pledge to the Flag.

**Minutes:**  A correction was noted by Mr. Kotz on Page 2 to add that he made the Motion to table the Warrington Sporting Clay’s plan. **Motion** made by Mr. Kotz and seconded by Mr. Lance to approve the minutes of the July 26, 2023, meeting, with the correction. Motion carried unanimously.

Re-organization – Due to Mr. James Smedley resigning from the Planning Commission, the **Motion** was made by Mr. Kotz and seconded by Mr. Barton to nominate Mrs. Carla Repman as the Co-Chair. Motion passed unanimously. Mr. Bensel stated this Committee will miss Mr. Smedley’s expertise, knowledge, and professionalism and he was a true asset to the Committee. Mr. Bensel thanked Mr. Smedley for his many year’s of service.

**500 Yeager Road – Warrington Sporting Clays**

Mr. Chad Swick and Mr. Shaun Delaney were not at this meeting yet. Mr. Bensel noted that Mr. Swick has not yet met with the neighbors. **Motion** made by Mr. Kotz and seconded by Mr. Barton to table this plan. Motion passed unanimously.

Mr. Swick and Mr. Delaney were present later and Mr. Swick explained that over the last month he has been conducting more sound testing to re-configure where the hay bales have to be and they have identified 4 stations. He also stated he is having a hard time purchasing the round hay bales he needs. Once the hay bales are in place, he and Mr. Delaney will meet with the neighbors. His plan is to update the location and configuration of the shooting stations to reduce the noise levels. He will then meet with the adjacent property owners.

**James Maclay – review of updated sketch plan – 2210 Pinetown Road ZHB #2023-06**

Mr. Maclay’s application for the Exemption under Section 311(d) and Variance to Section 311 to allow for the creation of a 10-acre residential lot for the construction of one residence and a 8.9 acre add-on lot, which will be merged with a neighboring property to maximize the amount of property for viable agricultural use within the Ag Preservation Overlay Zone was reviewed. The Planning Commission recommended approval of the exemption and variance with the condition that any remaining development rights will be retained with parent tract (Lot #1) and that no further subdivision would be allowed. **Motion** made by Mr. Kotz and seconded by Mr. Barton for the recommended approval for the exemption. Mr. Lance opposed. Motion passed 3-1. **Motion** made by Mr. Kotz and seconded by Mr. Barton to recommend the approval of the Variance to Section 311. Mr. Lance opposed. Motion passed 3-1.

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

No update at this time.

**Changes to Section 311 Ag Preservation Zone**

Mr. Terry Myers, Township Engineer, distributed Section 311 for the proposed changes to clarify requirements and methodology. He also provided a worksheet to facilitate calculating limits on subdividing the Gross Parent Tract area for properties in the Ag Preservation Overlay Zone. It was noted that there are 8 proposed or possible Ordinance changes that have to be accepted and voted on before it goes to the Board of Supervisors.

The Planning Commission also reviewed and modified Motion 23-01 related to the use of flag lots in the Ag Preservation zone. There was a discussion regarding shared driveways and how to handle conflicts. Attorney Linsenbach stated that there is a right-of-way maintenance agreement to address issues.

**Public Recognition – none at this time.**

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

The Planning Commission is currently reviewing 21 previously proposed revisions to Section 711, Wireless Communications facility, of the Zoning Ordinance to determine their preference or not for including in the current Ordinance.

A workshop is planned for September 21, 2023, at 7:00 p.m.

**Business:**

Ordinance items for future discussion/action:

* 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.
* Reviewing Sections 517(d) and Section 401(c) regarding setback requirements for fences particularly as it relates to confinement of livestock.
* 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.
* Revising Sections 419(b) and/or 733(a) to harmonize the requirements for expansion of a non-conforming use.
* PC members will be reviewing WCF provisions from other municipalities for possible inclusion in Section 711 Wireless Communications Facility.
* 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. Lance to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 8:34 PM.

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Renee Robison

Township Manager/Secretary