WARRINGTON TOWNSHIP

Minutes of the Township Planning Commission

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, September 27, 2023, 7:00 PM

Presiding: Mr. Richard Bensel, Chair-by phone

Mrs. Carla Repman

Mr. Len Kotz

Mr. James Barton

Mr. Benjamin Lance

Absent:

Staff Present: Attorney Brian Linsenbach, Solicitor

Mr. Terry Myers, Township Engineer

Mr. Cory McCoy, Township Engineer

Mr. Eric Swiger, Zoning Officer

Mrs. Stacy Wiseman Zorbaugh, Treasurer

The meeting was opened with the Pledge to the Flag.

**Minutes:**  Approval of the Minutes from August 23, 2023. **Motion** made by Mr. Barton and seconded by Mr. Kotz to approve the minutes of the August 23, 2023, meeting. **Motion** carried unanimously.

**500 Yeager Road – Warrington Sporting Clays**

Mr. Chad Swick stated that the skid steer he was going to use was loaned out and he was waiting for it to be returned to be able to place the bales on the course to reduce the noise. He was hoping to have this completed within a week, so they could do the testing for noise. He was also going to reduce some of the stations to help reduce noise levels. Mr. Swick stated that on the course the stations are fixed and do not change, the traps are what moves within the station.

Public Recognition: Mr. Richard Conley stated that this has been going on since April and feels it hasn’t moved forward. He wants to see clear drawings with shot direction and number shots. Mrs. Elizabeth Tauser stated the website still states “new courses” which needs to be approved by the township. She also stated the noise levels were not better at this time.

Chairman, Mr. Bensel, stated Mr. Swick needs new drawings that meet the requirements and needs to update his website.

Mr. Lance asked if Mr. Swick met with neighbors as asked. Mr. Swick stated he did on September 26, 2023.

The Solicitor, Attorney Brian Linsenbach, stated it would be best if Mr. Swick would move forward quickly for the residents surrounding the Warrington Sporting Clays.

Plan is to update location and configuration of shooting stations and other measures to reduce noise levels. Plan was tabled to provide more time for additional information to be provided. A Motion was made by Mr. Kotz and seconded by Mr. Lance. **Motion** passed 4-1.

**135 Conley Road**

Rezoning request to change from Conservation Zone to Rural Agricultural Zone.

Public recognition: Rob Rolle, was curious and concerned how this property was going to be rezoned from conservation to agriculture. He stated that he was concerned about the number of trees that could be removed if it is changed to Rural Agriculture.

A **Motion** was made to table for lack of comments from YCPC by Mr. Lance and seconded by Mr. Barton. **Motion** carried unanimously.

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

Not presented.

A **Motion** was made by Mr. Barton and seconded by Mr. Lance to table. A **Motion** was carried unanimously.

**Review proposed revisions to Zoning Ordinance Section 311 Ag Preservation Zone**

The Planning Commission reviewed and modified additional suggested text changes by the Township Engineer and others to clarify requirements and methodology of Section 311 Ag Preservation Zone. Looking to possibly get a more detailed definition of “agriculture use.”

A **Motion** was made to table for changes to be made later by Mr. Lance and seconded by Mr. Kotz. **Motion** carried unanimously.

**Review proposed revisions to Zoning Ordinance Sec. 420 Flag Lots**

The Planning Commission reviewed and modified proposed PC Motion 23-01 related to the use of flag lots and shared driveways in the AP Zone. No Motion was made and will be reviewed at the next Planning Commission meeting.

**Public Recognition –** see in section 500 Yeager Road and 135 Conley Road

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

During the September 21st workshop, the Planning Commission members reviewed and modified 21 previously proposed revisions and provisions from other municipalities for possible inclusion in Section 711 Wireless Communications Facility. Further review is pending.

**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.
* Maintenance Agreements for private roads/shared driveways: Solicitor is developing language for required maintenance agreements so that property owners are aware of their obligations to properly maintain the roadway and right of way.
* 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 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. Barton and seconded by Mr. Kotz to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 8:45 PM.

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Stacy Wiseman Zorbaugh

Secretary