WARRINGTON TOWNSHIP

Minutes of the Township Planning Commission

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, October 25, 2023, 7:00 PM

Presiding: Mr. Richard Bensel, Chair

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, Director of Operations/Zoning

Mrs. Stacy Wiseman Zorbaugh, Director of Administration/Treasurer/Secretary

The meeting was opened with the Pledge to the Flag.

**Minutes:**  Approval of the Minutes from September 27, 2023. **Motion** made by Mr. Kotz and seconded by Mr. Lance to approve the minutes of the September 27, 2023, meeting. **Motion** carried unanimously.

**500 Yeager Road – Warrington Sporting Clays**

Mr. Chad Swick stated that the barriers are up and were tested. Mr. Conley, Mrs. Tauser, Mr. Trump and Mr. Swiger were present at the time of the testing and none of the shots were over 60 decimals. Mr. Swick presented his plan to update the locations and configuration of shooting stations and other measures to reduce noise levels. The Planning Commission recommended that the plan be approved by the Zoning Hearing Board with the condition that it be fully implemented within three (3) years and that the Director of Operations/Zoning will continue to monitor to assure that progress continues to be made to fulfill all provisions of the plan and that all current requirements continue to be met. **Motion** was made by Mr. Bensel and seconded by Mrs. Repman. **Motion** carried 4-0 (Mr. Lance abstained from voting)

**135 Conley Road**

Rezoning request to change from Conservation Zone to Rural Agriculture Zone. Planning Commission recommended that the request be Denied based on findings and recommendations of the YCPC and the low ground water yields and the severe limitations with on-lot sewage disposal systems that exist in the area as documented by the township’s Comprehensive Plan. A **Motion** was made by Mr. Bensel and seconded by Mr. Kotz to agree with YCPC, neighbors and the Comprehensive Plan and deny this request. **Motion** carried 5-0.

Public recognition: Mr. Jason Weaver stated that he agrees with YCPC. Numerous neighbors were present at the meeting and presented a Signed Petition wanting a denial for this request.

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

Not presented.

**Sketch Plan for Parcel #49-000-ME-0066.A0-00000 Yeager Road-Homer Forbes**

Insufficient information provided.

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

The Planning Commission reviewed proposed PC Motion 23-06 that included suggested text changes by the Township Engineer and others to clarify requirements and methodology of Section 311 Ag Preservation Overlay Zone under subsections e) and f) and will forward to the YCPC for review. A **Motion** was made by Mr. Bensel and seconded by Mr. Kotz. **Motion** carried unanimously.

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

The Planning Commission proposed PC Motion 23-01 for Section 420, subsection l) related to the use of flag lots and shared driveways in the AP Zone and will forward it to the YCPC for review. A Motion was made by Mr. Bensel and seconded by Mr. Barton. Motion carried unanimously.

**Public Recognition –see in section:** 135 Conley Road

**ADJOURNMENT**

**Motion** made by Mr. Lance and seconded by Mr. Barton to adjourn the meeting. **Motion** carried unanimously.

The meeting was adjourned at 8:30 PM.

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Stacy Wiseman Zorbaugh

Secretary

**TO-DO-LIST**

1. PC MOTION # 23-05 ORDINANCE REQUIRING AND REGULATING STREET ADDRESS NUMBERS FOR THE HEALTH, SAFETY AND WELFARE OF TOWNSHIP RESIDENTS has been drafted and will be reviewed at the November meeting.
2. Maintenance Agreements for private roads/shared driveways: It was determined that standardized agreements are not a practical approach, and that the Solicitor will review proposed maintenance agreements as may be required for a subdivision so that property owners are aware of their obligations to properly maintain the roadway and right of way.
3. Reviewing sections 517 d) and section 401 c. (1) regarding setback requirements for fences particularly as it relates to confinement of livestock: Will be reviewed at a future meeting.
4. Revising sections 419 b) and/or 733 a) to harmonize the requirements for expansion of a non-conforming use: Will be reviewed at a future meeting.
5. Revising side setback requirements where there are adjoining structures with different owners. The proposed language will be presented at the November meeting.
6. Definition of Kennel vs Section 727**:** Proposed language will be presented at the November meeting.

1. Section 711: PC members previously reviewed and modified 21 proposed revisions and provisions from other municipalities for possible inclusion in Section 711 Wireless Communications Facility: The modified list of proposed revisions will be consolidated for further review at a future meeting.