**WARRINGTON TOWNSHIP**

**Minutes of the Township Planning Commission**

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Wednesday, January 24, 2024, 7:00 PM

**Presiding:** Mr. Richard Bensel, Chairman

Mrs. Carla Repman

Mr. Len Kotz

Mr. James Barton

Mr. Benjamin Lance

**Absent:**

**Staff Present:** Attorney Brian Linsenbach, Solicitor

Mr. Cory McCoy, Township Engineer

Mr. Eric Swiger, Zoning Officer

Mrs. Stacy Wiseman Zorbaugh, Treasurer

Ms. Elaine B Smith, Secretary

The meeting was opened with the Pledge of Allegiance to the Flag.

**Minutes:**

1. **Motion** made to approve the minutes of the October 25, 2023 meeting by Mr. Len Kotz and seconded by Mrs. Carla Repman. Motion carried unanimously.

**Re-organization 2024**:

1. **Motion** was made to nominate Mr. Ben Lance for Chairman by Mr. Richard Bensel, and seconded by Mrs. Carla Repman. Motion carried unanimously.
2. **Motion** was made to nominate Mr. James Barton as Vice-Chairperson by Mrs. Carla Repman, and seconded by Mr. Richard Bensel. Motion carried unanimously.

**Planning Modules – Subdivisions – Land development Plans:**

**PC reviewed and discussed sketch plans for:**

1. **135 Conley Rd:** A nine lot subdivision which would meet the requirements for lot sizes in the Conservation Zone – proposed lots, access road to be built to township standards, issues with septic/wells likely. (lot sizes would be amended accordingly).
2. **685 Old York Rd:** Applicant wishes to create a single 10.5 acre building lot off the existing 31-acre parcel, in the Ag Preservation Overlay Zone. York County Ag Preservation favors creation of the 10.5-acre lot because the soil class on the building lot is USDA 4 & 7 soils. If applicant subdivides 10.5 acres off the 31-acre parcel, then it improves his chances of getting the remaining 20.5 acres preserved by the county, while creating a new lot that can be placed into the PA Clean & Green program. Zoning Hearing Board would be required if applicant proceeds with creation of the 10.5-acre lot (n 7.8-acre max subdivision allowed per Ag Preservation Overlay Zoning).

**Review and recommendations to the BOS for revisions/additions to Zoning ordinances and SALDO as reviewed and recommended by YCPC on 12/19/23:**

1. **PC** **Proposal 23-01: Flag lots and shared driveways in the Ag Preservation Overlay Zone (ZO section 420)**. **Motion** was made to accept by Mr. Benjamin Lance and seconded by Mr. Len Kotz. Motion carried unanimously. (See attached PC Proposal 23-051 for approval & comments)
2. **PC Proposal 23-03: Revise side setbacks for small residential accessory buildings in the VC zone (ZO section 307)**. **Motion** was made to accept by Mr. Benjamin Lance and seconded by Mr. James Barton. Motion carried unanimously. (See attached PC Proposal 23-052 for approval & comments)
3. **PC Proposal 23-06: Clarify language for the maximum area to be subdivided in the Ag Preservation Overlay Zone (ZO section 311)**. **Motion** was made to accept by Mr. Benjamin Lance and seconded by Mr. Len Kotz. Motion carried unanimously. (See attached PC Proposal 23-053 for approval & comments)
4. **PC Proposal 23-08: Revise SALDO section 408 to be compatible with ZO section 311 (see PC Proposal 23-06).** **Motion** was made to accept by Mr. Benjamin Lance and seconded by Mr. Len Kotz. Motion carried unanimously. (See attached PC Proposal 23-054 for approval & comments)
5. **PC Proposal 23-09: Revise SALDO section 512 to be compatible with ZO section 420 l (see PC Proposal 23-01).** **Motion** was made to accept by Mr. Benjamin Lance and seconded by Mr. Len Kotz. Motion carried unanimously. (See attached PC Proposal 23-055 for approval & comments)

**Review and discuss section 203 definitions related to section 711 Wireless Communications Facilities:**

**Motion** was made to table this discussion to February meeting, New Business by Mr. Benjamin Lance and seconded by Mr. Len Kotz. Motion carried unanimously.

**Review, discuss, and edit pending submission to YCPC:**

1. **PC Proposal 23-10: Revise ZO section 203 to clarify that personal/family pets are not included in the definition of a kennel**. **Motion** was made to table this discussion to February meeting, New Business by Mr. Benjamin Lance and seconded by Mr. Richard Bensel. Motion carried unanimously.
2. **PC Proposal 23-11: vise ZO section 203 to clarify that a side setback is not required when adjacent properties have adjoining structures with a common wall. Motion** was made to table this discussion to February meeting, New Business by Mr. Benjamin Lance and seconded by Mr. James Barton. Motion carried unanimously.

**Public Recognition:**

None

**New Business:**

None

**ADJOURNMENT**

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

The meeting adjourned at 8:20 PM.

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Elaine B Smith

Secretary