

**WARRINGTON TOWNSHIP**

**Minutes of the Township Planning Commission**

Held, pursuant to due notice, in the Municipal Building  
3345 Rosstown Road, Wellsville, PA 17365  
Wednesday, March 27, 2024, 7:00 PM

**Presiding:** Mr. Benjamin Lance, Chairman  
Mr. James Barton, Vice Chairman  
Mrs. Carla Repman  
Mr. Len Kotz

**Absent:** Mr. Richard Bensel

**Staff Present:** Mr. Cory McCoy, Township Engineer  
Mr. Eric Swiger, Zoning Officer  
Ms. Elaine B Smith, Secretary

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

**Minutes:**

- a. **Motion** made to approve the minutes of the February 28, 2024, meeting by Mr. Len Kotz and seconded by Mrs. Carla Repman. Motion carried unanimously.

**Planning Modules, Subdivisions, & Land Development Plans:**

- a. Mr. Dale Bentz presented his proposed subdivision sketch plan for 1650 Old Mountain Rd. (Parcel ID# 49-000-MD-0016 AO-00000)
  - Mr. Bentz proposed to subdivide a single ~1.06-acre lot of his Preserved farm. He requested the new lot be limited to ~1 acre, to preserving additional farmland on the parent tract. He provided a sketch plan & map that showed the proposed location of the new lot & a single family dwelling.
  - The Rural Agriculture (RA) zone of the Township Zoning Ordinance (ZO) requires a minimum lot size of 60,000 sq ft (~1.3774 acres). PC told Mr. Bentz that he would need to obtain a variance from the Zoning Hearing Board (ZHB), to subdivide less than the minimum required lot size.
  - Before proceeding to the ZHB for a variance, the PC recommended that Mr. Bentz work with Mr. McCoy (Township Engineer) and review it's Act 537 Plan, which dictates on lot septic requirements. Mr. McCoy also stated that a hydro/geo study may be required to determine the actual lot size required for an on lot septic system.
  - Mr. Bentz asked if there were any township ZO restrictions, should he choose to subdivide the minimum required lot size. PC suggested there were no township restrictions if he chooses to pursue this route.
  - Mr. Bentz stated that he was only looking for the opinion of the PC at this time and would decide at a later time regarding this subdivision.

**New Business:**

- a. Public Recognition – none.

- b. Discuss ZO Section 762: Warehouse, Distribution or Fulfillment Facility, to get guidance from the Township's Solicitor, Engineer, & Zoning Officer about any parts of the current ordinance that may need reinforced.
  - PC requested it's members & the Township staff review the current ZO Section 762 during the rest of the month, so an in-depth discussion can be held during “Old Business” portion of the April 24, 24 PC meeting.
- c. Discuss ZO Section 763: Principal Solar Energy Systems (PSES), to get guidance from the Township's Solicitor, Engineer, & Zoning Officer about any parts of the current ordinance that may need reinforced.
  - PC requested it's members & the Township staff review the current ZO Section 763 during the rest of the month, so an in-depth discussion can be held during “Old Business” portion of the April 24, 24 PC meeting.

### **Old Business:**

- a. PC Proposals 23-10 & 23-11:
  - **Motion** was made to send PC 23-10 to YCPC by Mr. Len Kotz and seconded by Mr. James Barton. Vote carried unanimously.
  - **Motion** was made to send PC 23-11 to YCPC by Mr. Len Kotz and seconded by Mr. James Barton. Vote carried unanimously.
- b. 4/11/24 BOS Public Hearing / Vote:
  - Mr. Ben Lance to appear and present the three ZO & two SALDO revisions at the upcoming BOS Public Hearing. If the BOS is content with the revisions, then they can vote to accept/deny the revisions. Once accepted by the BOS, then the township has 30 days (per the MPC) to get the revised ZO to the County. PC will work with Zoning Officer to complete all format changes in house of the revised ZO.

### **Review Planning Commission's “To-Do” List:**

- PC reviewed all items on it's “To Do” List (3/22/24 rev.) and will schedule items as they are ready for discussion/review, in future months.

### **ADJOURNMENT**

- **Motion** made by Mrs. Carla Repman and seconded by Mr. James Barton to adjourn the meeting. Motion carried unanimously & the meeting adjourned at 7:53PM.

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Elaine B Smith  
Secretary