WARRINGTON TOWNSHIP

Minutes of the Zoning Hearing Board Meeting

Held, pursuant to due notice, in the Municipal Building

3345 Rosstown Road, Wellsville, PA 17365

Thursday, February 1, 2024, 7:00 PM

Presiding: Mr. Allan Winey, Chairman

Ms. Lisa Frye, Co-Chairman

Mr. Gregory Seifert

Mrs. Janelle Lance

Mr. Kenneth Eshelman

Staff Present: Attorney John Elliott, Solicitor

Bob Koppenhaver, Alternate for Zoning Board

Eric Swiger, Director of Operations/Zoning

Stacy Wiseman Zorbaugh – Director of Administration/Treasurer/Secretary

Tammy Rinehart, Court Reporter

The meeting was opened with the Pledge to the Flag.

Re-Organizational:

Motion was made by Ms. Frye to nominate Mr. Winey as Chairman of the Zoning Hearing Board and seconded by Mr. Eshelman. Motion carried unanimously.

Motion was made by Mr. Eshelman to nominate Ms. Frye as Vice-Chair of the Zoning Hearing Board and seconded by Mr. Seifert. Motion carried unanimously.

Minutes – **Motion** made by Mr. Seifert and seconded by Ms. Frye to approve the September 7, 2023, Minutes. Motion carried unanimously.

Case#: ZHB2023-05

Applicant: Chad Swick

Location of Property: 500 Yeager Rd Wellsville, PA 17365

Attorney John Elliott asked all residents that planned to testify today to stand and be sworn in. These residents were all sworn in at this time.

**Applicant’s Request**: The applicant is requesting a modification of a prior Special Exception Approval granted on February 2, 2010, to permit a modification of the layout of the Property to address noise concerns raised by neighbors. The requested modification is meant to benefit the neighborhood by reducing the noise concerns raised by neighbors.

Chad Swick gave the new layout to the Zoning Board. He explained what stands he was removing, and the new layout showed (red arrows) where the stands were going to be placed. He also explained the straws bales that were placed as a sound barrier. He stated that as time goes on, he would like to have more permanent sound barriers put in.

Attorney Dwight Yoder, attorney for the families (Connelly and Tauser) was present for this hearing.

Many residents spoke about issues with sound, events, etc. Richard Conley, Beth Tauser, Harold Stoneberger and Marty Monglis.

Motion was made by Ms. Lance and seconded by Mr. Eshelman to close the testimony at 9:30.

Zoning Hearing Board entered an Executive Session at 9:30.

Zoning Hearing Board came back in session at 10:10.

**Decision**: Upon consideration, the Zoning Hearing Board of Warrington Township hereby GRANTS approval of the Applicant’s request. Excluding stations 11- 17, closest to Quarry Road and Chad must follow the original conditions already in place. He must also have engineered drawings completed with the final approved stands and layout. The residents have 30 days to appeal this decision.

**Adjournment**

**Motion** was made by Mrs. Lance and seconded by Mr. Seifert to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 10:20 PM.

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Stacy Wiseman Zorbaugh

Secretary