

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Township Planning Commission
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, April 27, 2016, 7:00 PM

Presiding: Mr. Richard Bensel
Members present: Mr. Dwight Foster
Mrs. Marilyn Grafton
Mr. Len Kotz
Mrs. Carla Repman

Staff Present: Attorney Christopher King, Solicitor
Mr. Terry Myers, Township Engineer
Mr. Michael Gasswint, Zoning Officer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve the minutes of the March 23, 2016 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Modification Request – Mr. and Mrs. Dan Shope, 595 Old York Road. Mr. Shope is requesting a modification to Section 203 of the Subdivision Ordinance to construct a 30 x 45 foot detached garage. The request was tabled at the March 23, 2016 meeting until the Zoning Officer measured the existing buildings to determine whether the property will comply with the lot coverage requirement. Mr. Gasswint received additional information that determined total impervious surface to be 19,320 square feet including the proposed garage. Allowable impervious surface on this property is 24,176 square feet. Motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend the Modification Request for approval by the Board of Supervisors. Motion carried unanimously. A seepage pit should not be required.

ZONING HEARING

Northern York County School District. The School District plans to expand the school site, construct two building additions totaling approximately 24,000 square feet and provide new separate bus and parent drop-off loops and additional parking. Kindergarten classrooms will be relocated from the William Wells School to the renovated and expanded Wellsville Elementary School. Requested Zoning approvals are as follows:

1. Section 305.c.6 – Special Exception for Public Buildings and Facilities to permit the proposed additions as depicted on the plans.

2. Section 407.g.2 – Rain Gardens within the Interior Landscape Islands
Section 407.u.3.A-G – Interior Landscaping
Section 411.d.4 – Interior Landscaping – A Variance is requested to allow the elimination of the required interior and perimeter parking lot landscape requirements of ten percent of the total parking area to internal landscape areas, including one shade tree per three hundred square feet of required landscape area.

The applicant is proposing to install the required interior and perimeter parking lot landscaping and shade trees along the property frontage and in the general vicinity of the reconfigured parking area but is requesting relief from providing the required landscaping within the parking area.

3. Section 410.b – Total Number of Access Drives – Requesting a Variance to allow more than one access drive per lot or parcel along one street frontage. The property currently has two access drives located along Zeigler Road. The Applicant is proposing three access drives to create safe separate bus and parent drop-off loops. The access drives have been located so they meet or exceed the minimum required safe sight stopping distances.
4. Section 410.c.4 – Access Drive Location to Property Line – Requesting a Variance to allow an access drive to be within three feet of a property line. The current entrance drive to the site, which will become the bus entrance drive, currently crosses the western property line and is closer than three feet to the property line. This condition is a pre-existing non-conformity. The adjacent parcel is owned by the Applicant. Any attempt to correct the existing non-conformity would result in the access drive intersecting Zeigler Road at an undesirable angle, would create a bus drop-off area that was not adequate in size and would provide an entrance that does not meet minimum required safe sight stopping distances.
5. Section 604 – Time to Obtain Permit – The Zoning Ordinance requires the Applicant to obtain a zoning permit or use certificate within six months of the date of authorization of the special exception. This section also provides that the Zoning Hearing Board may extend the specified time frame.

The applicant request that this time period be extended to 18 months to obtain a zoning permit or use certificate. This additional time is necessary for the Applicant to obtain land development approval and other approvals necessary for the project and to coordinate the construction.

The Zoning Hearing Board Solicitor recommended the following technical details that should be addressed.

1. The special exception Section for Public Buildings and Facilities is Section 305.c.7. The applicant states Section 305.c.6.
2. Section 407.g.2 related to Rain Gardens within the Interior Landscape Islands is not a mandatory section but an encouragement to use rain gardens. A Variance from this section is not necessary.
3. The requested Variance from Section 410.b – Total Number of Access Drives. The Zoning Hearing Board may grant permission by Special Exception.
4. Section 410.c.4 – Access Drive Location to Property Line. A Variance is requested to allow the existing access drive to remain within 3 feet of a property line. The Applicant is not modifying this drive in any way. This should be clarified by the Planning Commission and at the zoning hearing. A prior existing nonconformity does not need a Variance. If changes are made to the access drive that require a

Variance, a condition of approval should be a recorded written easement for the encroachment on the neighboring property even if the property is owned by the School District or a merger of the lots could be addressed.

The Township Engineer said that most of the technical details will be addressed during the land development plan stage, including well location, Sewage Planning Module, tree plantings, etc. Larry Anderson, Wellsville Fire Chief, said road improvements for width of the road and shoulders should be addressed.

Motion was made by Mr. Kotz and seconded by Mr. Bensel to recommend approval for Special Exceptions as requested for Sections 305.c.6 (actually 305.c.7) and 410.b. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mr. Foster to recommend approval for a Variance to Section 410.c.4 and to ask the Zoning Board to request a written easement to be recorded for encroachment onto the neighboring property. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to recommend that the Zoning Board extend the time to 18 months to obtain a zoning permit or use certificate to allow additional time as necessary for the Applicant to obtain land development approval and other approvals necessary for the project and to coordinate the construction. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mr. Foster to recommend approval for a Variance to Sections 407.u.3.A-G and 411.d.4 – Interior Landscaping, to allow the elimination of the required interior and perimeter parking lot landscape requirements of ten percent of the total parking area to internal landscape areas, including one shade tree per three hundred square feet of required landscape area. Motion carried unanimously.

SKETCH PLANS

C & M Spangler Partnership, 7524 and 7530 Carlisle Road. Mr. Jim Spangler showed the Planning Commission a plan he has to adjust lot lines between two properties the Partnership owns along Carlisle Road. The result of the lot line change would be to move a swimming pool to be included with the house at 7530 Carlisle Road. It is now on the same property as 7524 Carlisle Road. Zoning conditions for the properties include a 100 foot road frontage for each lot and 20,000 square feet of area. The Zoning Ordinance also requires no more than 60% lot coverage. The plan shows that Mr. Spangler should be able to meet these requirements. He should speak to his surveyor.

ADJOURNMENT

Motion was made by Mrs. Repman and seconded by Mr. Foster to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:20 PM.

Rebecca Bradshaw
Township Secretary