

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, May 25, 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, Codes 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 April 27, 2016 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

None

SKETCH PLANS

C & M Spangler Partnership, 7524 and 7530 Carlisle Road. Mr. Jim Spangler showed the Planning Commission a plan his surveyor has prepared 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.

Mahrer Ebeid, 1194-1196 E Camping Area Road and 1780 Alpine Road. Mr. Ebeid owns two farms on two different roads that join together. The first farm is 58 acres on E Camping Area Road and the second farm is 56 acres on 1780 Alpine Road. His plan is to install a high tunnel structure to raise crops on the E Camping Area Road farm and to construct three barns and other structures on the Alpine Road farm to raise chickens. He expects to follow his plan during a 3 to 5 year period and in phases. The Planning Commission reviewed his documents and suggested that Phase 1 be the vegetable operation so that he could apply for a building permit for the structure and provide a Stormwater Plan. A Land Development Plan is not necessary for this phase of development.

## BUSINESS

Modification Request – Rick and Stacey Mixon, 80 Mt Zion Road. Mr. and Mrs. Mixon are requesting to construct a 30 x 50 foot storage structure to store personal vehicles. Motion was made by Mr. Kotz and seconded by Mr. Bensel to approve the request for modification to Section 203. Motion carried unanimously.

Subdivision and Land Development Ordinance. The Township Engineer and Solicitor are in the process of reviewing the draft ordinance for accuracy and legality prior to submitting to the Board of Supervisors and York County Planning Commission for their comment. The Solicitor will propose changes and corrections to Sections 1 through 4 for the next Planning Commission meeting.

## ADJOURNMENT

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

The meeting was adjourned at 8:10 PM.

Rebecca Bradshaw  
Township Secretary