

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, July 27, 2016, 7:00 PM

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

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

The meeting was opened with the Pledge to the Flag.

Minutes. Minutes from the June 22, 2016 meeting will be approved during the August meeting due to a quorum of members who attended the June 22, 2016 meeting are absent from this meeting.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

John P Cadwallader III, 115 Rainbow Trail, Wellsville. Mr. Cadwallader owns Lot 26 and Lot 27 of the Lakeside View Development. The property was developed in 1961 by Gilbert and Ila Stambaugh. The Plan shows a 100 foot extension for Rainbow Trail to access lots that are no longer in existence. The original Lots 25, 26 and 27 have been reconfigured to create the present Lot 26 and Lot 27, both of which are owned by Mr. Cadwallader. He has asked David Hoffman Surveying to combine the two lots into one. Engineer comments are as follows:

1. A typical individual lot Erosion and Sedimentation Control Plan or notation shall be placed on the subdivision plan stating that any future earth disturbances will need to meet the requirements of PA Chapter 102. (Subdivision Ordinance Section 405.a).
2. The property owner address should include the zip code on the address included in the title block of the plan. (Subdivision Ordinance Section 406.b.1)
3. The type and location of the permanent reference monument or marker at the northeast corner of lot 26 should be identified on the plans. (Subdivision Ordinance Section 406.b.16)
4. Certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered professional engineer or surveyor responsible for preparing the plans should be affixed. (Subdivision Ordinance Section 406.b.17)
5. The table of site and development data should include the site's allowable and proposed density as well as the number of existing and proposed lots involved with the subdivision plan. (Subdivision Ordinance Section 406.b.24)
6. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same. (Subdivision Ordinance Section 406.b.27)

A request was made for modification to Section 406.b.18 – Existing contours at vertical intervals of at least two feet for land with average natural slope of four percent or less shall be shown on the plans.

A request was made for modification to Section 506.e – In the case of a plan for a land development fronting on an existing or proposed public street, the Township may require the developer to improve the portion of the roadway on which the proposed development fronts to meet the minimum roadway standard as specified in Section 506.a.

Motion was made by Richard Bensel and seconded by Mrs. Repman to approve the two requests for modification. Motion carried unanimously.

Motion was made by Richard Bensel and seconded by Carla Repman to conditionally approve the subdivision pending Township Engineer comments and York County Planning Commission comments are addressed. and that correct application has been made to obtain title to Lots 26A and 27A from the original Lakeside View Development Plan No-2 of Gilbert Stambaugh dated 1959 that created these lots. Motion carried unanimously.

Modification Request - Stanley and Cinira Kocon, Old York Road. Mr. and Mrs. Kocon are proposing to construct a 1,200 square foot garage to be attached to an existing building that will then total 1,800 square feet. The property contains 10.74 acres in the Conservation Zone. The building will be used for residential storage. The current and proposed impervious coverage will total 10,416 which is less than the requirement for stormwater management. There are no drainage issues. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve the modification request. Motion carried unanimously.

BUSINESS

Subdivision Ordinance rewrite project. The Township Solicitor and Engineer submitted revised changes to Articles I, II, & III. Discussion resulted in additional changes. The Solicitor said he will revise his memo for the Planning Commission review.

ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw
Township Secretary