

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, August 24, 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 June 22, 2016 meeting. Motion carried.

Motion was made by Mrs. Repman and seconded by Mr. Foster to approve the minutes of the July 27, 2016 meeting. Motion carried.

ZONING HEARINGS

2016-02 Perry and Carolyn Witmer, 1300 South York Road, Dillsburg - Cellco Partnership – Verizon Wireless

Cellco Partnership intends to construct and operate a telecommunications tower and antenna facility on this property. The facility will include a 155 foot tall tower and 5 foot lightning rod for a total of 160 feet in height. Verizon Wireless is proposing an equipment platform, canopy for cabinets, chain link fence and gate. The hearing is to request a Special Exception to Section 303.c)5, to permit the proposed construction in the Conservation Zone; Variance to Section 711.16 to permit the tower to be located less than 250 feet from the property lines and 500 feet from any dwelling on an adjoining property; and an extension of time to obtain the Zoning Permit. The plan was presented by Rettew Associates. Verification of a gap in service along Old York Road was given by a Radio Frequency Engineer and that there was no other place to set the tower that would comply with the requirement that the tower must be located 500 feet from a dwelling. A Structural Engineer said the tower is designed to meet wind and weight requirements for 12 antennae.

Motion was made by Mr. Kotz to report to the Zoning Hearing Board that based on the engineering reports, adjoining residents' and property owners' statements the Planning Commission approves the proposed project with a condition that the applicant submit a land development plan for the project. Mr. Foster seconded. Motion carried with Mrs. Grafton opposing the request for a land development plan.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

None

SKETCH PLANS

Donald Clouser, Thundergust Mill Road. Mr. Clouser owns a 13 acre parcel at the end of a private road that accesses Thundergust Mill Road. He is preparing to sell the property. The property contains four mobile homes and the original farmstead dwelling unit. One of the mobile home dwellings units is registered as a nonconforming use since zoning became effective in 1992. The owner of the welding garage has lived on the property for 40 years and would like to subdivide his mobile home with the business and remain at that address. Section 514.d of the Subdivision Ordinance does not allow subdivision along a private road.

The Planning Commission recommended that the property owner prepare a Modification Request Form to Section 514.d, and include any other modifications that are necessary. The modification Requests should be put on the next Planning Commission meeting agenda. Mr. Bensel reminded Mr. Clouser that the plan would need to comply with all the requirements in the Subdivision Ordinance.

BUSINESS

Article I, II & III memo. The memo prepared by Attorney King was passed out and discussed by the members.

ADJOURNMENT

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

The meeting was adjourned at 8:40 PM.

Rebecca Bradshaw
Township Secretary