

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, October 26, 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
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Bensel and seconded by Mr. Foster to approve the minutes of the September 28, 2016 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Larry J and Gwen D Frey, 1495 Old Mountain Road, Dillsburg. The plan proposes a two lot subdivision for the purpose of creating a new residential dwelling lot. The total area of the tract is 9.99 acres. The new lot will contain 4.24 acres. The tract lies in the Rural Agricultural Zone. Engineer comments are as follows:

1. Written approval of the planning module must be obtained from PA DEP prior to final plan approval by the Township. The PA DEP code number should be shown on the cover sheet of the plans. (Subdivision Ordinance Section 403)
2. The statement 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, needs to be signed and notarized. (Subdivision Ordinance Section 406.b.27)
3. A provision for the signature by the Township Sewage Enforcement Officer indicating his review of the plan should be added to the cover sheet. (Subdivision Ordinance Section 406.b.30)
4. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance Section 806)
5. The airport overlay zone warnings, disclaimers, and requirements need to be noted on the plan. ((Zoning Ordinance Section 310)
6. A note shall be added to the plan as required by Ordinance 2012-02.
7. As a requirement of the Township Act 537 Plan, all subdivisions located within ¼ mile of a well that has tested greater than 5 mg/l nitrate-nitrogen are required to perform preliminary hydrogeologic studies. Proposed Lot 4A is within the ¼ mile distance. A study was completed concluding that a de-nitrofication unit will be required to be installed on the water supply.

Motion was made by Mr. Bensel to approve a request for modifications to Section 406.b.6 of the Subdivision Ordinance to waive the requirement to include existing significant natural or

manmade features within the parcel, including wetlands and water courses; Section 506.e – the requirement to improve the portion of roadway on which the proposed land development fronts to meet the minimum roadway standard as specified; Section 523.a.2.B – Dedication of land for recreation or a payment in lieu of. Mr. Kotz seconded. Motion carried.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Northern York County School District-Wellsville Elementary School Addition. 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. The applicants have received approval for a Special Exception from the Zoning Hearing Board. Engineer comments are as follows:

1. The zoning boundary should be indicated on the plans along Zeigler Road between the Residential Zone and the Village Commercial Zone. (Zoning Ordinance Section 301.b.1)
2. An erosion and sediment pollution control plan approved by the York County Conservation District shall be provided prior to approval. (Subdivision Ordinance Section 405.a)
3. Existing significant natural or manmade features within or adjacent to the parcel should be shown on the plans. (Subdivision Ordinance Section 406.b.6) The waterline from the existing well should be shown on the plans.
4. Proposed trees are shown to be within the clear sight triangles shown on Sheet 9 of 21 (Subdivision Ordinance Section 406.b.13). It appears that the left stopping sight distance at the bus drop-off exit (Driveway B) is compromised by a tree alongside the roadway. It is recommended to relocate the tree to maximize sight distance at this intersection. Sight distance at this intersection is a concern due to the steep grade and horizontal curve of Zeigler Road.
5. Certification with signature, seal and date, to the effect that the survey and plan are correct by the various professionals responsible for preparing the plan is required. (Subdivision Ordinance Section 406.b.17)
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 the owner's free consent and that it is desired to record the same. (Subdivision Ordinance Section 406.b.27)
7. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements is required to be posted. (Subdivision Ordinance Section 406.e.6)
8. Planning Module for Land Development approval from the PA DEP should be submitted to the Township prior to final plan approval. (Subdivision Ordinance Section 406.e.7)
9. A provision for signature by the Wellsville Municipal Authority indicating their review of the plan should be added to the plans. (Subdivision Ordinance Section 406.e.9)
10. Approval of the stormwater management plan should be obtained from the Township Engineer. (Subdivision Ordinance Section 406.e.13). Comments will be provided in a separate letter.
11. The following revisions should be made to the following notes on Sheet 2 of 21:
 - a. Note D17: Remove "final release of the financial security" and replace with "building occupancy".

12. Establishment of a school zone on Zeigler Road should be considered.

A letter is needed from PA DEP approving the increase in building size regarding whether a revised Planning Module for public sewer is needed. Dr. Eshbach said there will be no increase in student population.

A recommendation was made that a condition of approval is that the School District maintain ownership of the flashing school signals.

A Request for Modification to Section 303 was submitted to waive the requirement to submit a Preliminary Plan and to review the submitted plan as a Preliminary/Final Land Development Plan

A Request for Modification to Section 602 was submitted to waive the requirement to post Financial Security since the Applicant will use public funding. The Solicitor suggested a condition of approval should be In lieu of providing a public improvements bond to the Township that the Township be added as a third party to the performance bond that the General Contractor will be required to supply to the School District. The Engineer said that an inspection should be required prior to issuance of the Certificate of Occupancy.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve requests for modification to the Subdivision Ordinance Section 303 and Section 602. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mrs. Grafton to conditionally approve the land development plan pending all Engineer comments are addressed and that the flashing school zone signs will be maintained by Northern York County School District. Motion carried unanimously.

SKETCH PLANS

Paula Smee, 675 Wellsville Road. Mrs. Smee is proposing a plan to create a dog retreat/daycare on her 0.86 acre property in the Rural Ag Zone. The Planning Commission said she would need to schedule a Zoning Hearing to request both a Variance and Special Exception to the kennel regulations in Section 727 and Section 604 of the Zoning Ordinance. After Zoning requirements are resolved a land development plan will need to be submitted to show placement of structures.

ADJOURNMENT

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

The meeting was adjourned at 8:45 PM.

Rebecca Bradshaw
Township Secretary