

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, November 23, 2016, 7:00 PM

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

Staff Present: 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 Mrs. Repman to approve the minutes of the October 26, 2016 minutes. Motion carried.

SKETCH PLANS

Martin Petratos, Kunkles Mill Road. Mr. Petratos presented a sketch plan containing four parcels he owns along Kunkles Mill Road.

#1 – 910 Kunkles Mill – MF-120 1.2 acres
#2 – 920 Kunkles Mill – MF121 1.4 acres
#3 – 908 Kunkles Mill – MF-119 0.3 acres
#4 – 908R Kunkles Mill – MF120A 0.15 acres

Lot #1 has a small amount of public road frontage and Lot #2 has a large amount of road frontage. Mr. Petratos would like to combine Lots #3 and #4 both of which are vacant land with Lot #1 and provide frontage to a private road access for the remaining Lots #1 and #2. The driveway for Lot #2 currently accesses the private road. Both Lots 1 and 2 each contain a single family dwelling. The lots are nonconforming to numerous zoning regulations and a Zoning Hearing may be required. Mr. Petratos was told to meet with the Zoning Officer to determine what zoning issues will need to be resolved.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Joshua Miller, Miller Roofing 3269 and 33271 Rosstown Road. Mr. Miller is purchasing the property to move his business from the East Berlin area to Rossville. The purpose of the subdivision is to combine Lot 1 and Lot 2 so that the entire lot may be used for the commercial roofing business. The land is in the Village Commercial Zone. Engineer comments are as follows:

Zoning Ordinance:

1. The Professional, Business, or Contractor's Office use is permitted by right in the Village Commercial Zone provided their individual site sizes do not exceed one (1) acre (§ 307.b).

2. All off-street parking lots and outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-of-way (§ 307.f.1).
3. For the purpose of protecting major thoroughfares (arterial and collector streets as depicted on the Zoning Map) for their traffic functions, buildings (including residential and non-residential buildings) along these thoroughfares must be set back at least seventy-five (75) feet from the right-of-way line of the thoroughfare (§ 403.a).
4. All off-street parking lots shall be constructed and maintained with a paved surface, as defined herein (§ 407.e).

Subdivision and Land Development Ordinance:

1. Existing significant natural or manmade features within or adjacent to the parcel shall be shown on the plan (§ 406.b.6). The location of the sanitary sewer lateral and existing cleanout should be shown on the plans. If no wetlands are present on the site, a note should be added stating that on the plans. Label the stormwater facility on-site. Identify the hatched area surrounding the existing masonry garage with a legend.
2. An offer of dedication of land for the widening of existing streets and the location of the future right-of-way line for existing streets should be added to the plans (§ 406.b.14).
3. Primary control points, or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on the plan refer (§ 406.b.15). Provide a benchmark for an existing concrete monument.
4. A certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered professional surveyor responsible for preparing the plan, is needed on the plans (§ 406.b.17).

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

ADJOURNMENT

Motion was made by Mrs. Repman and seconded by Mr. Foster to adjourn the meeting. Motion carried. The meeting was adjourned at 7:45 PM.

Rebecca Bradshaw
Township Secretary