

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, December 20, 2017, 7:00 PM

Presiding: Supervisor Dean Trump, Chairman
Supervisor David Calderone
Supervisor George DeFrain
Supervisor John Dockery
Supervisor Thomas Hawkins

Staff Present: Terry Myers, P.E., Township Engineer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve the minutes of the December 6, 2017 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Holy Spirit EMS. Supervisor Trump attended a meeting on December 15 and reported that the HSEMS has completed hiring four employees to man a unit at the Wellsville Fire Company Monday through Friday starting January 1, 2018.

PUBLIC RECOGNITION

Jason Weaver, Zoning Board member. Mr. Weaver submitted a letter of resignation to the Board as of December 31, 2017. Mr. Weaver was elected to the Board of Supervisors and will be beginning his term as Supervisor on January 2, 2018.

State Representative Dawn Keefer. Representative Keefer attended the meeting to wish Supervisor Trump a happy retirement from the Board of Supervisors. Tonight is his final meeting as a Board member after 18 years of service.

Congressman Scott Perry. Congressman Perry thanked Supervisor Dean Trump by entering his congratulations into the congressional record on December 5, 2017 for 17 years of service on the Board of Supervisors of Warrington Township, York County, PA.

Resolution 2017-07 Supervisor John Dockery, Vice-Chairman. Motion was made by Supervisor Dockery on behalf of the Board of Supervisors of Warrington Township he would like to present Resolution 2017-07 indicating congratulations and appreciation to Supervisor Trump for 17 years of service. Supervisor Hawkins seconded. Motion carried unanimously.

Billie Jo Lake. Mrs. Lake stated issues she has with Pennex Aluminum including truck drivers using the Wellsville Fire Company lot as a sleeping area.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Donald A. and Nora E. Clouser, 239 Thundergust Mill Road, Wellsville, PA. The plan proposes to separate an existing lot from the parent tract. Both lots are served by on-lot sewage systems and wells. The property is non-conforming to the Township Zoning Ordinance with consideration to the existing structures. Engineer comments are as follows:

1. Where there is no public water supply, each lot in the development must be supplied with an individual on-lot water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Protection (§ 516.b).
2. 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 (§ 406.b.22).
3. 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 (§ 406.b.27).
4. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted (§ 406.e.6)
5. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

The Engineer said the agreed upon Easement Agreement for the existing well on Lot 1 that serves 235-4 and for Lot 2 that serves 235-1, if accepted by the Board of Supervisors, will need to be signed and notarized and recorded along with the plan. The developer will need to submit drafts of the deeds for the new lots. They will need to be recorded within 90 days of plan recording. An escrow check will be held in the Township office until the recording occurs.

Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve a request for consideration of a modification to Section 516.b – On-lot Water Supply to allow the existing water supply to serve Lot 1 and Lot 2 until a time when the well fails and the regulations recorded in an approved Easement Agreement will be enforced. Motion carried unanimously.

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to conditionally approve the subdivision pending all Engineer comments are addressed and the Easement Agreement that was presented with the plan is notarized and recorded and copies of the deeds drafted for the new lots are submitted . Motion carried unanimously.

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve a request for planning waiver & non-building declaration to be signed and sent to the Pennsylvania Department of Environmental Protection. Motion carried unanimously.

Pennex Aluminum Company, 110 Community Street, Wellsville. The proposed Subdivision and Land Development Plan is for the construction of a semi-trailer storage lot. The plan proposes to combine two existing lots owned by Pennex Aluminum Company (Lots A and B) into one 9.842 acre lot. In the process an existing residential dwelling will be removed on Lot B and a new entrance from Community Street will be built directly across from Carroll Street. Additional improvements include 22 semi-trailer parking spaces, a connection to existing Pennex facilities to the south and related stormwater management facilities. No new water or sewer facilities are proposed by this plan. The proposed development activity is within Warrington Township however there is some minor work and a small portion of the proposed Subdivision located in Wellsville Borough. The plan was reviewed by Tim Knoebel, KPI Technology and represented by Chad Peters, C. S. Davidson, Inc. Engineer comments are as follows:

Zoning Ordinance Comments

(Comments of the engineer regarding zoning are subject to review or interpretation of the Zoning Officer and Township Solicitor)

All zoning related comments have been addressed.

We are however, noting that we were previously made aware of a pending Appeal to the decision of the ZHB. The Township should consult with its Solicitor with regard to any Plan review and consideration procedures that would result from this Appeal.

Subdivision & Land Development Ordinance Comments

1. The following Waivers to the Subdivision & Land Development Ordinance are being requested. Each waiver has been recommended for approval by the Township Planning Commission.
 - a. 402 - From the requirement to submit Preliminary and Final Plans
 - b. 404 - From the requirement to submit a feasibility report concerning the availability of water facilities in or near a proposed land development.
 - c. 512.b.3.b - To allow an access drive nearer than 50 feet to the intersection of any two street right-of-way lines
 - d. 512.b.3.c - To allow an access drive to cross a street right-of-way line within 3 feet of a property line.
 - e. 507.c - 20' radii for concrete curb curve at access driveway (18' radii proposed).
2. Per comments of the York County Planning Commission, (comment #3) the riparian buffer should be a minimum of 15 feet from the streambank along its entire frontage on the subject property.
3. With the revised plans, the Developer is proposing a 4-way stop control at the Community Street / Carroll Street intersection. Additionally, full depth base repair and intersection overlay paving as previously identified by our

office are proposed. We concur with the revised layout subject to the following:

- a. The traffic study review recommended a "stop ahead" sign on the eastbound approach on Community Street.
 - b. Final design details of the proposed grass area will need to be provided including radii, curb, etc.
 - c. Concurrence of the work by the Fire Company is required.
1. Erosion and Sedimentation Control Plan and NPDES Permit approval are required.(405)
 2. A Deed of Consolidation is required to be recorded for the lot addition subdivision. (312)
 3. Financial security is required for related Improvements. A cost estimate should be submitted for review. Additionally in this regard, the Township should consult with its Solicitor to see if a Land Development/Security Agreement is required. (602)
 4. A Stormwater Operations and Maintenance Agreement will need to be executed and recorded with the plan.
 5. The Township should determine if the proposed Plan meets the criteria for "Recreation Fees" as included in the Township Fee Resolution.
 6. In addition to any filing fees, the developer shall pay the cost of:
 - Reviewing the land development plan and engineering details.
 - Inspecting the site for conformance to survey.
 - Preparing cost estimates of required improvements during installation.
 - Inspection of required improvements during installation.
 - Final inspection for completion of installation of required improvements.
 - Legal services necessary for the processing of the land development plan.
 - Any tapping fees and/or any required charge for connection to a municipal water system.
 - Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.

Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve modification requests as presented to Section 402; Section 404; Section 512.b.3.b; Section 512.b.3.c; and Section 507.c. Motion carried unanimously.

Motion was made by Supervisor Trump and seconded by Supervisor Hawkins to conditionally approve the land development plan pending all Engineer comments are addressed including written approval from Wellsville Fire Company to widen Community Street in front of their property. Motion carried unanimously.

Joseph and Jennifer Beljan, Carlisle Road, Dover, PA. The plan proposes to subdivide an existing 29.99 acre lot into two lots - Lot No. 5 - 17.04 acres and Lot No. 5A - 12.95 acres. The lot is currently zoned Village Commercial and the proposed use of the lots are single family residential, which is a permitted use by right subject to applicable standards as required by Section 306 (Village Residential Zone) of the Zoning Ordinance. Both proposed lots are proposing driveway access to Carlisle Road (S.R. 0074). Engineer comments are as follows: Subdivision and Land Development Ordinance:

1. 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. (§ 406.b.27)
2. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted. (§ 406.e.6).
3. Planning Module for Land Development approval from the Pennsylvania Department of Environmental Protection should be submitted to the Township prior to final plan approval (§ 406.e.7). The planning module code number should be added to the cover sheet of the plans.
4. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)
5. A note shall be added to the plan to indicate that a fee of \$1,000.00 is required in lieu of dedicating recreation land. (Subdivision Ordinance §523)

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to conditionally approve the subdivision plan pending Engineer comments are addressed. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve the Sewage Exemption Card to be executed and sent to PA Department of Environmental Protection. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

2018 Budget. Motion was made by Supervisor Dockery and seconded by Supervisor Hawkins to approve the 2018 Budget as presented with no increase in taxes. Motion carried unanimously.

CAPITAL RESERVE FUND

Total 2017 available for appropriation \$425,600.00

STATE LIQUID FUELS FUND

Total 2018 available for appropriation \$420,491.41

GENERAL FUND

Total 2018 available for appropriation \$2,044,556.00

The budget breakdown is recorded in the November 8, 2017 minutes.

Organizational meeting. The first meeting of 2018 will be held on January 2nd as mandated by State law. The meeting will begin at 6:00 with re-organization of the Board. A regular business meeting will follow.

Wellsville Fire Company request for additional donation. The Fire Company requested that the Supervisors consider donating funds that were returned by Citizen's Hose Company of Dillsburg which were not used to purchase an ambulance as a condition of the donation, to Wellsville Fire Company to establish a fund for expansion of their existing building or construction of a new building. Motion was made by Supervisor Dockery to redirect the money to the Fire Company for them to establish a building fund. Supervisor Hawkins seconded. Mr. Kotz asked if the Fire Company had a long term contract with Holy Spirit ambulance or if in a few years the ambulance would be gone and a building to house it would not be needed. The West Shore Ambulance will be paying \$500 per month rent that could be used to establish a building fund. Supervisor Calderone said the \$14,500 is public money that should possibly be returned to the Township General Fund. He would like to see a well-documented financial statement that shows how funds are used and that the Fire Company trustees request donations from other municipalities to fund their building construction. Supervisor Dockery withdrew his motion and tabled the request until the next meeting. Supervisor Hawkins withdrew his second and requested that the funds be absorbed back into the Township General Fund. He suggested that a focus should be to replace aging Township equipment. Supervisor Hawkins seconded the motion to table. Motion carried unanimously.

ACCOUNTS PAYABLE

Motion was made by Supervisor Dockery and seconded by Supervisor Hawkins to approve General Fund accounts payable in the amount of \$22,701.80 and State Liquid Fuels Funds in the amount of \$1,989.37. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Trump and seconded by Supervisor Dockery to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:00 PM.

Township Secretary