

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, February 22, 2017, 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 Peter Haldeman, 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. Kotz and seconded by Mrs. Repman to approve the minutes of the December 28, 2016 minutes as presented. Motion carried unanimously.

The January 25, 2017 meeting was cancelled. Re-organization was postponed until this meeting.

Motion was made by Mr. Kotz and seconded by Mrs. Repman to appoint Richard Bensel Chairman. Motion carried unanimously.

Motion was made by Mr. Kotz and seconded by Mr. Bensel to appoint Carla Repman Vice-Chairman. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Donald W & Beverly J. Burkey – Proposed Lot 12A Addition. Existing Lot 12 – 10.91 acres and was created and recorded on August 7, 2007. A potential buyer for Lot 12 is requesting to join an additional 5.04 acres from Lot 4 – containing 22.87 acres. The proposed Lot 12A is being subdivided from Lot 4 of the previous subdivision and will be added to Lot 12. Lot 12 will contain 15.95 acres after the deed consolidation occurs. The property is in the Rural Agricultural Zone. Engineer comments are as follows:

1. The sewage planning waiver must be executed by the SEO and filed with PA DEP prior to final plan approval by the Township. (§ 403).
2. Layout of proposed lots, approximate dimensions of lot lines, approximate size of each lot, and proposed building setback lines should be shown on the plans. (§ 402.b.11). We recommend adding "lightning strikes" to the existing Lot 12 property lines to be abolished.
3. The names of owners of immediately adjacent unplatted land and the names of proposed or existing land developments immediately adjacent should be added to the plans (§ 406.b.5). The property owner and deed reference information for existing Lot 11, Lot 4, and Lot 12 should be shown on the plans.

4. For all street rights-of-way and property lines, dimensions, bearing or deflection angles of all straight lines, and radii, arcs and center angles of all curves should be shown on the plans. (§ 406.b.8). Bearings and distances are needed for the right-of-way of West Camping Area Road.
5. All existing streets on, adjacent to, or within four hundred (400) feet of any part of the parcel, including name, right-of-way width and roadway width should be shown on the plans. (§ 406.b.11). The roadway width of West Camping Area Road should be added to the plans.
6. The type and location of permanent reference monuments and markers should be shown on the plans. (§ 406.b.16). The reference monuments should be labeled "to be set" or "found".
7. Site data information should be added for the existing lot 4. We recommend relabeling proposed lot 12A to 4A, since it is land of existing Lot 4. (§ 406.b.24)
8. If the developer proposes to impose restrictions on future lot owners by deed restrictions or covenants, the text of such provisions shall be shown on the plan, or shall accompany the plan if such text is too lengthy to place on the plan. (§ 406.b.28).
9. Provision for signatures by the Board of Supervisors indicating their approval of the plan should be added to the plans. (§ 406.b.32). Five (5) spaces for signature are needed.
10. Each Final Plan proposing residential uses within a Rural Agricultural Zone as established by the Warrington Township Zoning Ordinance must contain in conspicuous form the following language:

"Warning: The residential lot(s) proposed by this subdivision plan are in the Rural Agricultural Zone. One primary use of this Zone is agriculture, and residents must expect such things as the smell of farm animals and the manure they produce, the use of chemical sprays, slow moving agricultural machinery on local roads, and other by-products of agricultural activity. "

11. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the developer shall deposit with the Board of Supervisors financial security in an amount sufficient to cover the cost of such improvements. (§602).
12. Payment of any outstanding fee to the Township is required prior to plan recording. (§ 806).
13. An easement over the primary and replacement absorption areas shall be delineated and identified on the plans, in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No. 2016-02. Bearings, distances, and ties to the property line need to be established for all absorption areas.

14. Ordinance 2016-02, establishing regulations for the installation, inspection and ongoing maintenance of on- lot sewage disposal systems, requires that right-of-entry easements be established for all new on-lot sewage disposal systems. The following note shall be added to the plan: "Any property on which an on-lot system presently exists, or on which an on-lot system is proposed or under construction, shall not be conveyed by the Owner without the inclusion of language in the deed establishing and assigning a non-revocable grant of Right of Entry by the Owner, his heirs, successors, and assigns to the Township for the limited purpose of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit."

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

Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve the Request for Planning Waiver & Non-Building Declaration for signature. Motion carried unanimously.

SKETCH PLANS

None

BUSINESS

Subdivision Ordinance. Mr. Kotz informed the Planning Commission that the Board of Supervisors has reviewed the proposed Subdivision Ordinance up to Article III and that he was instructed to revise Article III with minor changes that were suggested.

ADJOURNMENT

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

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw
Township Secretary