

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, March 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. Bensel and seconded by Mrs. Repman to approve the minutes of the February 22, 2017 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Steven R. Krall, 7565 Carlisle Road. The plan is to separate 0.921 acres from Lot 1 and combine 1.047 acres with adjoining lands owned by Steven R. Krall –to create a 1.968 acre tract. Engineer comments are as follows:

1. Where a commercial use is proposed abutting a residential use, screening shall be provided in accordance with Section 411.e of the Warrington Township Zoning Ordinance.(Zoning Ordinance Section 411)
2. For all street rights of way, dimensions, bearings, radii, and arcs should be provided. (Subdivision Ordinance Section 406.b.8)
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. (Subdivision Ordinance Section 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. (Subdivision Ordinance Section 406.e.6)
5. Planning Module for Land Development approval from the Pennsylvania Department of Environmental Protection should be submitted to the Township prior to final plan approval. (Subdivision Ordinance Section 406.e.7)
6. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance Section 806.b)

The following applications were received for consideration of a modification:

Section 406.b.6 – Request for waiver from showing features within parcel adjoining parcel due to unnecessary burden.

Section 406.b.18 – Requesting a waiver from showing contour interval lines due to no proposed construction or earth moving.

Section 506.d – Existing frontage along street of improper right of way width. One-half of the width of the minimum right of way shall be added to the minimum setbacks required along the existing public street, measured from the centerline of the existing road.

Section 506.e – Request a waiver from improving the road due to lot line change only.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve the four Requests for Modification. Motion carried unanimously.

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

PA DEP Request for Planning Waiver & Non-Building Declaration. Motion was made by Mr. Bensel and seconded by Mrs. Repman to concur that the proposed use is consistent with the zoning, land use ordinances and comprehensive plan and the request is not part of a plan that proposes new sewage generating structures. Motion carried unanimously.

Wilda Laughman, 1845 Alpine Road An application was made by Mr. Greg Laughman to construct a 52 foot x 60 foot garage on his mother's property along Alpine Road. The proposed garage will be 3,120 square feet and is over the 1,000 square foot Subdivision Ordinance requirement for a land development plan. Mr. Laughman is requesting a modification from the requirement to prepare a land development plan. Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve the modification request. Motion carried unanimously.

SKETCH PLANS

Edward Mauer, 3180 Rosstown Road. Mr. Mauer presented a sketch drawing showing his property and land adjoining his owned by Jason Hunsicker. Adding to the Mauer property will correct a situation where the Mauer driveway is located on the Hunsicker property. Mr. Mauer was told that he could prepare a Modification Request to Section 312.b Additions to Existing Lots; The Plan prepared for addition of this parcel shall follow the procedures as outlined for Minor Subdivisions. A suggestion was to present the idea to the Board of Supervisors to request a survey plan of both parcels that shows the lot line adjustment only and waive the other minor plan requirements.

BUSINESS

Subdivision Ordinance rewrite. Mr. Kotz said that he has revised Article IV of the proposal that was sent to the Board of Supervisors. Board comments are now included in the proposal.

ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw
Township Secretary