

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, April 26, 2017, 7:00 PM

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

Staff Present: Attorney Peter Haldeman, Solicitor  
Mr. Terry Myers, Township Engineer  
Mr. Michael Gasswint, Zoning and Permit Officer  
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 March 22, 2017 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Verizon Wireless – Old York Road Site, 1340 S. York Road, Dillsburg. Cellco Partnership-Verizon Wireless, on the property of Perry and Caroline Witmer at 1340 S. York Road, Dillsburg, intends to construct and operate a telecommunications tower and antenna facility on this property. The facility will include a 155 foot tall tower and 5 foot lightning rod for a total of 160 feet in height. Verizon Wireless is proposing an equipment platform, canopy for cabinets, chain link fence and gate. Engineer comments are as follows:

1. The Township may require the applicant and/or owner to establish a maintenance or performance bond prior to approval of any application, in an amount sufficient to cover the installation, maintenance or construction of the communication tower during its lifetime. (Zoning Ordinance §711.26)
2. The type and location of permanent reference monuments and markers should be shown on the plan. (Subdivision Ordinance §406.b.16)
3. 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 §406.b.17)
4. 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 §406.b.27)
5. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

The Engineer reviewed the stormwater management report and provided the following comment:

1. An operation and maintenance agreement between Verizon and the Township is needed for the Stormwater Management BMP's. (Stormwater Ordinance §8.c.1)

The following modification requests were made by the developer.

1. Section 303 – to allow the plan to be submitted as a Final Plan.
2. Section 402.a) and 406 a) – Plan Sheet Size – so that a true half-size set is a scalable plan.
3. Section 506.d) – Right of Way Dedication – Right of Way is being added to the setbacks required along the existing public street.
4. Section 512.b)4 Paved Access Drive – Gravel access is consistent with similar uses in densely wooded areas and propose minimal traffic.

Motion was made by Mr. Bensel and seconded by Mrs. Grafton to recommend approval of the requests for modification. Motion carried unanimously.

Note #14 states that if the communications tower remains unused for a period of 12 consecutive months, the owner or operator shall dismantle and remove the communications tower within 6 months of the expiration of the 12 month period. The Planning Commission suggested that the Board of Supervisors consider requiring a bond to guarantee this statement.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to conditionally approve the land development plan pending all Engineer comments are addressed and the recommendation that a performance bond for the tower removal be included. Motion carried unanimously.

#### MODIFICATION REQUESTS

John P Cadwallader III, 115 Rainbow Trail, Wellsville. Mr. Cadwallader owns Lot 26 and Lot 27 of the Lakeside View Development. The property was developed in 1961 by Gilbert and Ila Stambaugh. The Plan shows a 100 foot extension for Rainbow Trail to access lots that are no longer in existence. The original Lots 25, 26 and 27 have been reconfigured to create the present Lot 26 and Lot 27, both of which are owned by Mr. Cadwallader. The plan was originally submitted for and was conditionally approved in July 2016 but Mr. Cadwallader needed to acquire proof of ownership to a hundred foot extension of Rainbow Trail that was never opened for use as a public roadway.

A request was made for modification to Section 406.b.18 – Existing contours at vertical intervals of at least two feet for land with average natural slope of four percent or less shall be shown on the plans.

A request was made for modification to Section 506.e – In the case of a plan for a land development fronting on an existing or proposed public street, the Township may require the developer to improve the portion of the roadway on which the proposed development fronts to meet the minimum roadway standard as specified in Section 506.a.

Motion was made by Mr. Bensel and seconded by Mrs. Grafton to approve the requests for modification. Motion carried unanimously.

Mr. and Mrs. Tyler Brown, 187 Fickes Road, Dillsburg. Mr. and Mrs. Brown are requesting to construct a 1,440 square foot pole building on their property to be used for residential storage. Motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend approval to the Board of Supervisors. Motion carried unanimously.

James A. Schaeffer, 70 East Barrens Valley Road, Dillsburg. Mr. Schaeffer is requesting to construct a 3600 square foot building in the Rural Ag Zone to be used for agricultural storage. Motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend approval to the Board of Supervisors. Motion carried unanimously.

### SKETCH PLANS

Joseph Beljan, 7350 Carlisle Road. Mr. Beljan said his parents own a 28.96 acre tract of land at 7350 Carlisle Road that contains only a small storage shed. He would like to subdivide the property to build a dwelling. He said that the configuration of the land along Carlisle Road will prohibit the construction of a second driveway and he was asking if he would be able to obtain a waiver to use the existing driveway as a shared drive for the two properties. The Planning Commission said that a Zoning Hearing may be required.

Eli Dobrinoff, 555 Bentzel Road, Lewisberry. Mr. Dobrinoff owns 79.25 acres with a dwelling and several storage buildings. He said he would like to subdivide the property in a way that 19 acres on the west side of Bentzel Road along with the buildings could be sold and the land on the east side of the road could be divided into three parcels all larger than ten acres. He is requesting that he be allowed to subdivide but to waive sewage testing on the three lots with a note on his plan that states the lots will not be building lots. Motion was made by Mr. Kotz and seconded by Mr. Bensel to recommend that Mr. Dobrinoff subdivide without sewage planning and to present input from the Sewage Officer to the Board of Supervisors before he proceeds. Motion carried unanimously. It was suggested to Mr. Dobrinoff that he attend the Board of Supervisors meeting on May 17<sup>th</sup>.

Mr. Paul Miller, 525 Lisburn Road, Wellsville. Mr. Chris Hoover presented a sketch plan for subdivision of the 60.19 acre lot into two parcels. Parcel 1 would subdivide the house and buildings with ten acres and Parcel 2 would contain the remaining acreage. There is no public street frontage along the property. The Planning Commission said he would need Zoning Board approval to subdivide.

### ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw  
Township Secretary