

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, October 25, 2017, 7:00 PM

Presiding: Mr. Richard Bensel  
Members Present: Mr. George DeFrain  
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. Bensel and seconded by Mrs. Repman to approve the minutes with a request by Mr. Kotz to add a note on the subdivision plan to require a well to be drilled on Lot 2 upon any future conveyance of Lot 2 or the next conveyance of Lot 1. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Martin Petratos and Connie Greenawalt, 100 Spangler Road. The plan proposes to subdivide an existing 106.8 acre property in the Conservation Zone into two lots. Lot 1 will be 89.3 acres and Lot 2 will be 17.6548 acres. The Sewage Facilities Planning Module was presented for approval. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve Section J of the Planning Module stating that the plan is consistent with Zoning and Subdivision Ordinances. Motion carried unanimously.

Martin W. Petratos – 910 & 920 Kunkles Mill Road. The plan proposes to consolidate four tracts having four tax parcel numbers together and ultimately subdividing the lot into two residential use lots. The lots are currently zoned Conservation and the existing and proposed use of the lots is single family residential. Engineer comments are as follows:

1. A maintenance access agreement shall be provided for the proposed access drive right-of-way to Kunkles Mill Road. (§ 406.b.10).
2. 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).
3. 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).

4. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

A request for modification to Section 506.e was submitted. The subdivision plan proposes lot line adjustments and does not create any new parcels. Motion was made by Mr. BenseL and seconded by Mrs. Grafton to approve the modification request. Motion carried unanimously.

Motion was made by Mr. BenseL and seconded by Mrs. Grafton to conditionally approve the subdivision pending Township Engineer comments are addressed. 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:

**Zoning Ordinance:**

1. Driveway centerline profiles should be provided for each proposed driveway, to ensure the ability to construct each in accordance with the requirements of Section 409.e of the Ordinance.
2. The typical driveway detail and corresponding notes on the cover sheet should be revised to state and show the minimum paved area to a point 15 feet beyond the right-of-way line and the clear sight triangle to be 5 feet from the street right-of-way line.(§ 409.j).
3. Except as provided for in Section 508.4 of the Act, as of the effective date of this Ordinance, all future uses that rely upon on-lot sewage disposal systems that are located within the VC Zone without public sewers shall be required to install capped sewer lines in accordance with the Warrington Township Capped Sewer Ordinance (§ 421.b).

**Subdivision and Land Development Ordinance:**

1. The cart way width of Carlisle Road (S.R. 0074) should be stated on the plans. (§ 406.b.11)
2. The type and location of permanent reference monuments and markers should be shown on the plans (§ 406.b.16).
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 t heir free consent and that it is desired to record the same (§ 406.b.27).

4. 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. In the latter case, a note shall be placed on the plan referencing such restrictions or covenants (§ 406.b.28). The following restrictions shall be listed on the plan in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No. 2016-02:
  - No improvements, whether permanent or temporary, shall be constructed upon or within the replacement absorption area easement.
  - No permanent or temporary alterations, grading, excavation, stockpiling of any soil or any other material shall take place on or in the replacement absorption area easement.
  - During any construction or other activities, the replacement absorption area easement shall be so marked to prevent equipment with greater wheel loadings than a common garden tractor/riding mower from traveling over or operating upon the surface of the absorption area easement.
  - The final cover or improvement to every absorption area easement shall be limited to shallow-rooted plant matter.
5. Provision for signatures by the Township Planning Commission indicating their review of the Plan (5 spaces for signatures and 1 space for review date) should be provided on the plans (§ 406.b.31)
6. Provision for signatures by the Board of Supervisors indicating their approval of the Plan (5 spaces for signatures and 1 space for review date) should be provided on the plans (§ 406.b.32).
7. 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).
8. 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).
9. In addition to such 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.

10. 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 permits."

11. 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 (§ 406.b.7). Bearings and distances should be provided for the proposed easements and ultimately be located for future reference (§ 406.b.8).

There were no modifications to the Ordinance requested.

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

#### SKETCH PLANS

Mr. Garry Orner, Cedar Drive. Mr. Orner owns a 4.83 acre parcel of vacant land along the private section of road off Cedar Drive. He would like to construct a 200 square foot single family dwelling similar to a cabin that would be used only occasionally. The Planning Commission told him the dwelling will need to meet Building Permit requirements and because

Section 405 of the Township Zoning Ordinance requires 700 square feet of habitable floor area, a zoning hearing would be required.

Mr. Ashley Spangler, 7495 Carlisle Road. Mr. Spangler asked what would be required from him to enlarge his business at the above address. He owns the Rossville Beer Distributor on the northwestern end of the commercial building and would like to expand in the rear. The property is an existing nonconformity. He will need to present a plan for approval that includes the requirements of the Zoning Ordinance.

### ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw  
Township Secretary