

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, November 22, 2017, 7:00 PM

Presiding: Mr. Richard Bensel
Members Present: Mr. George DeFrain
Mrs. Marilyn Grafton - absent
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 October 25, 2017 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Christopher and Deanna Kolivosky, 105 Colonial Court, Wellsville, PA Mr. and Mrs. Kolivosky purchased a 10.67 acre tract that is Lot 5 of the Thundergust Meadows subdivision. The plan is to use the lot to build a single family dwelling. They are asking for a modification to construct a 40' x 60' pole building to be used for residential storage. The total impervious surface is estimated to be 8,880 square feet. Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve the modification request. Motion carried unanimously.

ZONING HEARINGS

Case 2017-04 Hemauer Brewing Company, LLC - 465 Cabin Hollow Road, Dillsburg, PA 17019

The applicant intends to operate a beer brewing operation at this address and is requesting a Special Exception for Rural Occupation pursuant to Section 304(c)(18) of the Ordinance. In the event that the Zoning Board would determine that the proposed brewing operation does not qualify as a Rural Occupation under the Ordinance, the Applicant would suggest that the proposed use is a use not provided for under the Ordinance and the Applicant would seek a Special Exception pursuant to Section 302(b) of the Ordinance. The applicant said there would be no on-site sales, kegging, bottling or taproom. He plans to brew 31 gallons per year. All wastewater will be sent to a holding tank that will be pumped quarterly. A neighbor, Marek Luksic, said he would like the Planning Commission to address noise, odor and water consumption.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to recommend approval of the request for a beer brewing operation at 465 Cabin Hollow Road, Dillsburg, but he would request that the Zoning Board address water consumption regarding well capacity and water table,

potential for expansion, waste disposal and that there would be no signage to attract people to the property.

ADJOURNMENT

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

The meeting was adjourned at 7:30 PM.

Rebecca Bradshaw
Township Secretary