

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, December 27, 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 of the November 22, 2017 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

None

ZONING HEARINGS

2018-01 – Harold and Sharon Stoneberger, 75 Quarry Road, Wellsville. The applicant is requesting a special exception to Section 302.b – Use not provided – to convert a barn into an assembly room to allow for parties and events which currently occur on the property to take place in an enclosed area with all the proper amenities. The plan was presented by Chris Hoover, Engineer for Mr. and Mrs. Stoneberger. He said the existing use for the property is a sporting clays course, live bird shots, agricultural and fundraising. This is an existing non-conforming use to the property that is in the Rural Agricultural Zone. The use proposed on the Zoning Application is a conversion of the existing barns into wedding reception and other party venue. The barns will be unheated so the use will be limited to warmer months of the year. New septic and well are being proposed. The parking area is shown on the plan presented. There is no kitchen proposed. Food will be catered.

The Township Engineer said the request will need to meet Township Zoning requirements. The Solicitor asked if the property owner intended to withdraw the sporting clays use for this proposed use. Mr. Hoover said the party venue use is in addition to the present sporting clays use. The Permit Officer discovered the barn was under renovation without obtaining a building permit. There was a verbal warning to cease work and make necessary applications for zoning and building permit approval. Mr. Kotz said there is one use permitted per property. Mrs. Repman said there is no indication that alcohol use will be prohibited.

Elizabeth Tauser, 645 Yeager Road. Mrs. Tauser is a neighbor and said that parties and events currently occur on this property and they are a nuisance to the neighborhood. She asked if the property owner intended to add parking lot lighting to his plan. Mr. Tauser added that the Township has been unable to control the conditions established by the Zoning Hearing Board for the other gun club on Yeager Road. Mr. DeFrain said he would not trust the owners to follow the regulations and it would be difficult for the Township to enforce parties that occur until 11:00 PM including weekends.

Other neighbors, David and Wendy Sheppard, said they currently have problems with the use of this property. Pellets from shots fall on their property and visitors to Central Penn trespass on their farm and are in their driveway constantly. Mr. Sheppard spoke with the Manager of Central Penn, but they still have not controlled their clients.

Motion was made by Mr. Bensel and seconded by Mr. DeFrain to report to the Zoning Hearing Board that the Planning Commission finds against the request for a wedding reception and other party venue on this property because it would establish two principal uses with the proposed use intended to be in addition to sporting clays and live bird shots and will cause further nuisance to the neighborhood by aggravating the present situation. Motion carried unanimously.

#### DISCUSSION

Marilyn Grafton. Mrs. Grafton said she wanted the record to show her opinion that unprofessional things were said by the Planning Commission.

#### ADJOURNMENT

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

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw  
Township Secretary