

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 25, 2018, 7:00 PM

Presiding: Mr. Richard Bensel - absent  
Mrs. Marilyn Grafton  
Mr. Len Kotz  
Mrs. Carla Repman - absent  
Mr. James Smedley

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. Kotz and seconded by Mrs. Grafton to approve the minutes of the March 28, 2018 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

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). A Component 2 PA DEP Planning Module was submitted for approval. Motion was made by Mr. Smedley and seconded by Mr. Kotz to approve the Component 4A Section regarding Municipal Planning Agency Review. Motion carried unanimously.

SKETCH PLANS

Perry and Carolyn Witmer, 340 Fickes Road. Mr. Todd Lyons, representing Mr. and Mrs. Witmer, is requesting a modification to Section 303 of the Subdivision Ordinance that requires submission of preliminary and final plans. The plan is being done to fix an error in the current deed that combined tracts of land without the proper procedure of a reverse subdivision and to utilize the centerline of Fickes Road to create lots on each side since Fickes Road splits the property. The Assessment Office will require a letter from Warrington Township stating the Board's decision. Mr. Lyons said he met previously with the Township Engineer and Zoning Officer who gave their approval. Motion was made by Mr. Kotz and seconded by Mr. Smedley to table the subdivision pending additional information. Motion carried unanimously.

Victor and Joel Cook, 1100 Mt Zion Road. Mr. Cook is asking to separate his property on each side of Mt. Zion Road without the need to submit a formal subdivision. He would like to create a building lot for his son. The Planning Commission said he would need to hire a surveyor but may be able to use sewage testing and other information that was provided on this property when

it was submitted by the developers of the Barrens Springs subdivision. He should consult with the Surveyor or Engineer and the Sewage Officer.

Bryan and Lisa Frye, 530 Stone Jug Road. Mr. and Mrs. Frye would like to consolidate two lots they own at 530 and 540 Stone Jug Road. The property at 540 is currently vacant land but when the original owners built the house they encroached into the building setback making the lot at 530 nonconforming to zoning. The Planning Commission said they would make a favorable recommendation for approval of a modification request to submit a formal subdivision plan.

### BUSINESS

Subdivision Ordinance rewrite. Mr. Smedley reviewed the proposed rewrite of the subdivision ordinance and submitted a draft of possible revisions he would like to suggest.

1. The definition of “Official Map”. He suggested: A map adopted by the Board of Supervisors depicting current or future Township owned and maintained public facilities such as roadways and parks and other information such as zoning classifications, floodplains, etc.
2. Article III Section 305 – Review of Plans: add to 2. ...and any approved State and Township Capital Improvement Projects.
3. Article III Section 312 – Additions to Existing Lots: a)2. Add the words ...and is not a Land Development.
4. Article IV Section 402 – Preliminary Plan Requirements: c)f. add the words “conditional use” and “and any Modifications granted per Section 801”
5. Article IV Section 402 – Preliminary Plan Requirements: e)3. Change to “Proof of any variances, conditional use or special exceptions and any Modifications granted as per Section 801 which may have been granted.
6. Article IV Section 405 – Water Facilities Feasibility Report
7. Article IV Section 407 – Traffic Impact Studies (new section)
8. Article V Section 506 – Street Design: add words – “or containing”. Remove “may” and add “shall”.
9. Article VIII Section 801 – Modifications: add (3) not require future expenditures by the Township to construct or correct, (4) does not become a future liability for the Township.

The Planning Commission discussed the proposed revisions and agreed with all except #3 and #6. The remaining revisions will be added to the copy that will be prepared for the Board of Supervisors. Still missing from the final copy are Design Diagrams. After they are received, the final copy can be sent to the Board for their approval.

### ADJOURNMENT

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

The meeting was adjourned at 8:40 PM.

Rebecca Bradshaw  
Township Secretary