

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, May 23, 2018, 7:00 PM

Presiding: Mr. Richard Bensel

Members: Mrs. Marilyn Grafton  
Mr. Len Kotz  
Mrs. Carla Repman  
Mr. James Smedley

Staff Present: Attorney Peter Haldeman, Solicitor  
Mr. Terry Myers, Township Engineer  
Mr. Cory McCoy, representing the 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 Mr. Smedley to approve the minutes of the April 25, 2018 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Ramsey A. & Debra J. Barrett, Wellsville Road. \_The plan proposes to subdivide an existing 5.22 acre lot into three lots. Lot No. 10 is 4.07 acres, Lot No. 11 is 0.57 acres, and Lot No. 12 is 0.57 acres. The parcel is currently zoned Residential and the proposed use of the lots is single family residential, which is a permitted use by right subject to applicable standards as required by the Zoning Ordinance. All lots are proposing driveway access to Wellsville Road (S.R. 4012). Engineer comments are as follows:

**Zoning Ordinance:**

1. The minimum required front setback along major thoroughfares is 75'. While the plans show this requirement being met, the requirement should be stated in the site data table.
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' beyond the right-of-way line.(§ 409.j).

**Subdivision and Land Development Ordinance:**

1. A water facilities feasibility report is needed for the proposed on-lot water supply system (§ 404). The following note should be added to the plans: "Prior to issuance of a building permit, a well shall be drilled on the respective lot to verify a suitable yield."
2. The size and type of material of the existing culvert near the adjoining property line of lots 10 and 11 should be stated on the plans (§ 406.b.6).
3. The location, width, and purpose of all proposed easements should be shown on the plan (§ 406.b.7). The proposed 20' wide drainage easements should be dimensioned from the center of existing drainage channels.

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 (§ 406.b.27).
5. 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).
6. 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).
7. A provision for signature by the Wellsville Municipal Authority indicating their review of the plan should be added to the plans instead of the SEO (§ 406.e.9)
8. The minimum required right-of-way for a minor collector is 60' (§506). While the plans show this requirement being met, the distance from the centerline of Wellsville Road to the proposed right-of-way should be dimensioned.
9. Pay a Park and Recreation fee in lieu of dedication of land for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors (§ 523.a.2.B).
10. 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.
11. The following note shall be added to the plans: "The Owner shall not construct, plant, or maintain any structures, fences, trees, shrubbery, etc. within the sanitary sewer, stormwater or utility right-of-way/easement in order to ensure a free and clear access to all facilities. Bituminous paving, commingling of sanitary sewer, stormwater or utilities, or a change in ground contours within the right-of-way /easement will be permitted only with written consent of the Township.

A PA DEP Planning Module Exemption form was submitted as an alternative to Sewage Planning. The property will be served by the Wellsville Municipal Authority and be hooked to public sewer. The Exemption form will need the Wellsville Municipal Authority signatures.

York County Planning Commission comments have not yet been received.

Motion was made by Mrs. Repman and seconded by Mr. Kotz to table the plan until York County comments are received. Motion carried unanimously.

Harry H. Fox, Jr., Stone Jug Road, Lewisberry, PA. The above-referenced plan proposes to subdivide an existing 23.77 acre parcel into two residential lots. Lot No. 1 = 13.63 acres and Lot No. 2 = 10.15 acres. Lot No. 1 will then be consolidated with 3.32 acre Parcel 29G to create a new Parcel 29G = 16.95 acres. Lot No. 2 will be consolidated with Parcel 31A (to be purchased prior to recordation) = 0.30 acres to create a new Parcel 29C = 10.45 acres. The lots are currently zoned rural agriculture. 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 304 (Rural Agricultural Zone) of the Zoning Ordinance. Both proposed lots are proposing driveway access to Stone Jug Road (T-933). Engineer comments are as follows:

**Zoning Ordinance:**

1. 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' beyond the right-of-way line. (§ 409.j).

**Subdivision and Land Development Ordinance:**

1. A water facilities feasibility report is needed for the proposed on-lot water supply system (§ 404). The following note should be added to the plans: "Prior to issuance of a building permit, a well shall be drilled on the respective lot to verify a suitable yield."
2. While the driveway access location shows the stopping sight distance requirements being met, we recommend this location be re-evaluated to provide better sight distance. It appears that an access point between the "s-curve" may provide a more suitable location (§ 406.b.12).
3. There is some confusion regarding Parcel 31A. Is the parcel being created with this plan or being consolidated? We recommend providing the existing and proposed parcel information in the site table (406.b.24).
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 (§ 406.b.27).
5. 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.

6. 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).
7. 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).
8. The minimum required right-of-way for a minor street is 50' (§506). While the plans show this requirement being met, the distance from the centerline of Stone Jug Road to the proposed right-of-way should be dimensioned.
9. Pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors (§ 523.a.2.B).
10. Deeds of consolidation will be required to be written and supplied to the Township.
11. 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.
12. A copy of the executed sales agreement for the purchase of Parcel 31A should be provided to the Township.

A request for Planning Waiver and Non-Building Declaration was submitted in lieu of a Sewage Facilities Planning Module.

York County Planning Commission comments have not yet been received.

Motion was made by Mr. Kotz and seconded by Mrs. Repman to table the subdivision until York County comments are received.

#### 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. Bensel and seconded by Mr. Kotz to recommend approval to the Board of Supervisors. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw  
Township Secretary