

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, June 27, 2018, 7:00 PM

Presiding: Mr. Richard Bensel
Mrs. Marilyn Grafton
Mr. Len Kotz
Mrs. Carla Repman
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. Smedley and seconded by Mrs. Repman to approve the minutes of the May 23, 2018 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Ramsey A and Debra J Barrett, 298 Main Street, Wellsville. The plan proposes to subdivide an existing 5.22 acre lot into three lots. Lot 10 – 4.07 acres, Lot 11 - 0.57 acres and Lot 12 – 0.57 acres. The property is zoned Residential and the proposed use of the lots are single family residential which is a permitted use by right. All lots are proposing driveway access to Wellsville Road, State Route 4012. Engineer comments are as follows:

Zoning Ordinance:

1. The floodplains established by the Flood Insurance Rate Maps dated December 16, 2015 should be verified and shown on the plans in accordance with Section 311 of the Zoning Ordinance. If any floodplains are found to encroach upon the proposed lots, they should be shown as an easement and written as a deed restriction.
2. 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.
3. 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).

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

Harry H Fox, Jr, Stone Jug Road, Lewisberry. The plan proposes to subdivide an existing 23.77 acre parcel into two residential lots. Lot 1 – 13.63 acres and Lot 2 – 10.15 acres. Lot 1 will be consolidated with 3.32 acre Parcel 29G to create a new Parcel 29G equaling 16.95 acres. Lot 2 will be consolidated with Parcel 31A (to be purchased prior to plan recording and equals 0.30 acres to create a new Parcel 29C equaling 10.45 acres. The lots are currently zoned Rural Ag and the proposed use of the lots are single family residential which is a permitted use by right in the Rural Ag Zone. Both lots are proposing driveway access to Stone Jug Road. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. 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).
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. 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).
5. 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).
6. Deeds of consolidation will be required to be written and supplied to the Township.
7. 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.
8. A copy of the executed sales agreement for the purchase of Parcel 31A should be provided to the Township.

Motion was made by Mr. Smedley and seconded by Mrs. Repman to approve the plan conditionally pending all Engineer comments are addressed and with regards to the Non-Building clause that the developer include a note on the plan cover to make a buyer beware that a DEP Sewage Planning Module and a hydro-study will be required to satisfy sewage requirements. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 7:40 PM.

Rebecca Bradshaw
Township Secretary