

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, September 26, 2018, 7:00 PM

Presiding: Mr. Richard Bensel

Mrs. Marilyn Grafton - absent

Mr. Len Kotz

Mrs. Carla Repman

Mr. James Smedley

Staff Present: Attorney Shane Rohrbaugh, Solicitor
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 August 22, 2018 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Ramsay and Debra Barrett, Wellsville Road, Wellsville. The plan proposes to subdivide an existing 5.22 acre lot into three lots – Lot No. 10: 4.07 acres; Lot No. 11: 0.57 acres; and Lot No. 12: 0.57 acres. The plan also proposes to consolidate the remaining Lot No. 10 (4.07 acres) with an existing 27.62 acre lot to create new tax parcel 87-ME-12A with a gross area of 31.69 acres. The lots are currently zoned Residential (R) 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 305 (Residential Zone) of the Zoning Ordinance. Lots No. 11 and 12 are proposing driveway access to Wellsville Road (S.R. 4012).

Subdivision and Land Development Ordinance:

1. The deed plot shall clearly label the municipal boundary of Wellsville Borough, as well as clearly show the zoning boundaries of Warrington Township. (§ 406.b.3)
2. The location, width, and purpose of all proposed easements should be shown on the plan (§ 406.b.7). A drainage easement should be provided and dimensioned from the center of Doe Run and should extend across Lot #1 to Doe Run flood plain.
3. 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).
4. 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).

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. 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.

This subdivision was previously submitted as a 3 lot subdivision with Lot 10 also standing alone. When the Wellsville Municipal Authority told Mr. Barrett he would need to purchase sewer hookup for Lot 10, he decided to connect Lot 10 to the parent tract.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve the proposed subdivision that creates two new lots and connects Lot 10 to the residual tract. Motion carried unanimously.

SKETCH PLANS

Alec D Nauck-Heisey, Warrington Ways. Mr. Nauck-Heisey owns Lot 4, 90 Warrington Ways in the Residential Zone. His son would like to subdivide 1.4 acres from the neighboring Diamond Creek Farms property that is in the Rural Ag Zone, to be used for a residential building lot. He is proposing to enter the Diamond Creek Farms tract by flag lot from Warrington Ways. The Planning Commission told him the although the lot is in the Rural Ag Zone, the Zoning Ordinance does not permit a flag lot entrance in a Residential Zone. If he chooses to continue, he will need to apply for a Zoning Variance to allow him to enter from Warrington Ways.

MODIFICATION REQUESTS

Chris and Kristen Arnold, 140 Wellsville Road, Wellsville. Mr. and Mrs. Arnold are requesting a modification to Section 203 and 303 of the Warrington Township Subdivision and Land Development Ordinance to construct a 2,400 square foot building to be used for vehicle storage purposes. Motion was made by Mr. Bensel and seconded by Mrs. Repman to recommend approval to the Board of Supervisors. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mrs. Repman and seconded by Mr. Bensel to adjourn the meeting. Motion carried. The meeting was adjourned at 7:45 PM.

Rebecca Bradshaw
Township Secretary