

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, February 27, 2019, 7:00 PM

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

Staff Present: Attorney Shane Rohrbaugh, 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. Kotz and seconded by Mrs. Repman to approve the minutes of the January 23, 2019 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Andrew J. and Nicolena M. Bryden -925 Lisburn Road. The plan proposes to subdivide Lot 3A (1.89 acres) from existing Lot 3 (30.87 acres); and Lot 4A (1.89 acres) from Lot 4 (21.09 acres). Lot 4A (1.89 acres) will be consolidated with Residual Lot 3 (30.87 acres). Lot 3A (1.89 acres) will be consolidated with Residual Lot 4 (21.09 acres). Residual Lot 4 will then be subdivided to create Proposed Lot 4B (11.01 acres) with remaining Proposed Residual Lot 4 (10.07 acres). The lots are currently zoned Rural Agriculture (RA) and the proposed use of the lots are single family residential and vacant land, which is a permitted use by right subject to applicable standards, as required by Section 304 (Rural Agricultural Zone) of the Zoning Ordinance. Proposed Lots 4 and 4B are proposing driveway access to Lisburn Road (T-804). Engineer comments are as follows:

Zoning Ordinance:

1. The number of driveways may not exceed one (1) per lot on any one (1) street frontage (§ 409.b). The proposed Lot #4B shows an additional proposed future driveway.

Subdivision and Land Development Ordinance:

1. The applicant shall provide an Erosion and Sediment Control Plan for review by the York County Conservation District (§ 405.a).
2. Parcel boundaries with bearings to the nearest second and distances to the nearest one hundredth of a foot shall be provided (§ 406.b.4).
3. The Wetlands Study/Report should be referenced in the General Notes section on the plan (§ 406.b.6).
4. Stormwater easements will be required for the existing culverts along Lisburn Road (§ 406.b.7).

5. A lot number, identifying the proposed residual Lot 3 and pertinent information for the proposed residual Lot 3, shall be shown on the plan (§ 406.b.9).
6. Clear sight triangles shall be provided at each street intersection (Old York Road and Lisburn Road). (§406.b.13).
7. The permanent reference monument, shown at the northern corner of proposed Lot 4B where it touches Lisburn Road, shall be identified by type and as existing or to be set (§ 406.b.16).
8. The applicant shall include the certification with signature, seal, and date of the professional surveyor (§ 406.b.17).
9. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same (§ 406.b.27).
10. 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.
11. A signature space shall be provided for the Township Sewage Enforcement Officer (§ 406.b.30).
12. Five (5) signature spaces shall be provided for Warrington Township Planning Commission Review (§406.b.31).
13. The following language shall appear on the plan for all residential uses with the Rural Agricultural Zone: “Warning: The residential lot(s) proposed by this subdivision plan are in the Rural Agricultural Zone (and/or Conservation Zone, where applicable). One primary use of this zone is agriculture, and residents must expect such things as the smell of farm animals and the manure they produce, the use of chemical sprays, slow moving agricultural machinery on local roads, and other by-products of agricultural activity” (§ 406.b.34).
14. 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).
15. Minimum streets widths and right-of-ways shall be as follows (§506.a):

| Street Classification | Min. Right-of-Way Width | Min. Roadway Width (without curbs) |
|------------------------------|--------------------------------|---|
| Lisburn Road (Minor Street) | 50 feet | 24 feet (plus 2 – 4’ shoulders) |

16. Where a subdivision is traversed by a watercourse, stream, channel, or other drainageway, the developer must provide a drainage easement conforming substantially to the existing alignment of the drainageway (§ 519).
17. Ordinance 2016-02, establishing regulations for the installation, inspection, and ongoing maintenance of on-lot sewage disposal systems, requires that right-of-entry easements be established for all new on-lot sewage disposal systems. The following note shall be added to the plan:
 “Any property on which an on-lot system presently exists, or on which an on-lot system is proposed or under construction, shall not be conveyed by the Owner without the inclusion of language in the deed establishing and assigning a non-revocable grant of Right of Entry by the Owner, his heirs, successors, and assigns to the Township for the limited purpose of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permits.”
18. An easement over the primary and replacement absorption areas shall be delineated and identified on the plans, in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No. 2016-02 (§ 406.b.7). Bearings and distances should be provided for the proposed easements and ultimately be located for future reference (§ 406.b.8).
19. In accordance with Pa. Code, Chapter 71, Section 71.62(c)(2)(iv), a Preliminary Hydrogeologic Study, Component 2-L, will be required since the proposed subdivision is located in an area identified in the Township’s 537 Plan with known geological conditions conducive to groundwater pollution (Gettysburg and Heidelberg Members of the Triassic Formation). A Planning Module must be obtained from PA DEP (§ 402.c.3).
20. General note #10 on the coversheet references proposed stormwater management facilities, however none are shown on the plans.
21. 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.

Motion was made by Mr. Kotz and seconded by Mrs. Repman to table the subdivision until the plan can be revised to eliminate a majority of the outstanding comments. Motion carried unanimously.

MODIFICATION REQUESTS

Edward and Julie Mattos, Lot 16 Mark Mummert subdivision. Mr. and Mrs. Mattos is requesting a modification from Section 303 Submission of a land development plan and Section 203 – size of structure. His plan is to construct a 4,000 square foot detached garage to store a collection of antique trucks, cars and tractors. A stormwater management plan was prepared by Marshall Engineering and includes the information required for a land development plan.

Motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend approval of the Modification Request. Motion carried unanimously.

SKETCH PLANS

Scott Troup, 10 and 20 Old York Road, Wellsville. Mr. Troup purchased the two lots and would like to move his repair garage to this property. The two lots total .82 acres. His options are to construct the repair garage on Lot 20 and retain the existing dwelling on Lot 10 or to combine the lots and use the total acreage with the dwelling included for his business, which would require a zoning hearing to allow more than one use on an individual lot.

BUSINESS

Marilyn Grafton. Mrs. Grafton notified the Township office that she is resigning from the Planning Commission effective immediately. Mrs. Grafton was appointed by the Board of Supervisors to a seat on the Township Planning Commission on January 6, 1999. Her twenty years of service is appreciated by everyone.

ADJOURNMENT

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

The meeting was adjourned at 8:15 PM.

Rebecca Bradshaw
Township Secretary