

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, January 22, 2020, 7:00 PM

Presiding: Mr. James Smedley
Mr. Richard Bensel
Mr. James Barton
Mr. Len Kotz
Mrs. Carla Repman

Staff Present: Mr. Terry Myers, Township Engineer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Re-organization

Motion was made by Mrs. Repman to nominate James Smedley as Chairman. Mr. Barton seconded. Motion carried.

Motion was made by Mrs. Repman and seconded by Mr. Kotz to nominate Richard Bensel as Vice-Chairman. Motion carried.

Minutes. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve the minutes of the November 21, 2019 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Miller Roofing, 3265 Rosstown Road. The plan proposes to consolidate Lots 1 and 2 into a single commercial lot. Lot 2 (0.35 acres gross) shall be added on to lands currently owned by Joshua Miller's Lot 1 (1.76 acres gross). Both lots are currently zoned Village Commercial and the proposed use is Roofing Contractor. The existing Lot 2 has an access drive to Rosstown Road. Engineer comments are as follows:

Zoning Ordinance

1. Roofing contractor is not a defined use per the Township Zoning Ordinance. The proposed use shall be changed to Contractor's Office. ((Zoning Ordinance §307.b)
2. The value for existing lot coverage on the cover sheet of the plans shall be corrected to read 27%. (Zoning Ordinance §307.e)
3. The applicant shall consider installing bumper blocks to delineate the location of the parking spaces on the gravel surface. (Zoning Ordinance §407)
4. The applicant shall add a note to the plan stating: "Screening shall be arranged so as to block the ground level views between grade and a minimum of six feet. Landscape screens must achieve this level of visual blockage within two years of planting". (Zoning Ordinance §411.e.2)

Subdivision and Land Development Ordinance

1. The applicant shall include the full address of the proposed subdivision on the Cover Sheet of the plans. (Subdivision Ordinance §403.b.1)
2. A concrete monument shall be installed along the western edge of the property where the property line meets the right of way line. (Subdivision Ordinance §403.b.19)
3. The applicant shall include the certification with signature, seal and date of the professional surveyor. (Subdivision Ordinance §403.b.22)
4. The applicant shall show the 100 foot isolation distance for the existing well on the plan. (Subdivision Ordinance §403.b.26)
5. The applicant shall indicate the size and pipe type for the existing public sanitary sewer line. (Subdivision Ordinance §403.b.26)
6. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land shown on the Final Plan is made with their free consent and it is desired to record the same. (Subdivision Ordinance §403.b.27)
7. On sheet 3 of the plans, the proposed trees and vegetation to remain is shown within the proposed garage/storage building. All trees and vegetation should be removed from within the footprint of the proposed structure. The applicant shall indicate the size and pipe type for the existing public sanitary sewer line. (Subdivision Ordinance §403.c.2)
8. The dimensions of the existing access drive shall be included on the plans. (Subdivision Ordinance §403.d.1)
9. The dimensions of the proposed parking spaces shall be included on the plans. (Subdivision Ordinance §403.d.2)
10. The location and dimensions of pedestrian entrances, exits and walks shall be shown on the plan. (Subdivision Ordinance §403.d.3)
11. The location and dimensions of unenclosed storage areas shall be shown on the plan. (Subdivision Ordinance §403.d.6)
12. All building access points, including garage and pedestrian doors, shall be shown on the plans for the proposed building. (Subdivision Ordinance §403.d.8)
13. The applicant shall complete the non-building waiver for the proposed subdivision and land development. (Subdivision Ordinance §403.e.4)
14. Stormwater Management plan approval shall be obtained from the Township Engineer. A separate comment letter will be generated for the stormwater management plan review. (Subdivision Ordinance §403.e.10)
15. Pay a fee in lieu of recreation dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan, established by resolution of the Board of Supervisors and amended only by the Board of Supervisors. (Subdivision Ordinance §523)
16. In addition to such filing fees, the developer shall pay the cost of:
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 to conditionally approve the Miller Roofing plan pending Engineer comments are addressed and York County Planning Commission comments are addressed when they are received. Mr. Bensel seconded. Motion carried.

Joel P Cook, 1100 Mt Zion Road. The plan proposes to subdivide existing Lot 1 into two residential lots. Lot 1 (30.45 acres) shall be subdivided to create Lot 2 (19.21 acres) and Residual Lot 1 (10.48 acres). The lots are currently zoned Rural Agricultural and the proposed use of the lots is residential. Existing Lot 1 currently has driveway access to Mt Zion Road and proposed Lot 2 is intended to have driveway access to the same road. Engineer comments are as follows:

Zoning Ordinance:

1. The applicant shall list the proposed use of both lots on the plans. (Zoning Ordinance §403.b.5)

Subdivision and Land Development Ordinance:

1. The scale of the location map provided on the plans is not less than or equal to one thousand feet to the inch. (Subdivision Ordinance §403.b.5)
2. The applicant shall show the bearings and distances along the dedicated ROW lines. A dimension from the street centerline to the ROW line shall be shown on sheet 3. (Subdivision Ordinance §403.b.12)
3. The safe sight stopping distance calculations shall be provided and the proposed driveway point of access for the proposed Lot 2 shall be shown on the plans. A profile of the proposed driveway shall be provided on the plans. (Subdivision Ordinance §403.b.15)
4. Clear sight triangles shall be shown on the plans for both the existing and proposed driveways. (Subdivision Ordinance §403.b.16)
5. The applicant shall include the certification with signature, seal and date of the professional surveyor. (Subdivision Ordinance §403.b.22)
6. The applicant shall show the 100 foot isolation distance of the existing well on Lot 1, as well as the proposed locations of the wells on the newly created lot. The applicant shall also identify the primary and replacement infiltration areas as easements on the plans. (Subdivision Ordinance §403.b.26)
7. 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 on the Final Plan is made with their free consent and it is desired to record the same. The Township's Right of Entry shall also be identified on the plan. (Subdivision Ordinance §403.b.27)
8. Residential uses within a Rural Agricultural Zone must contain in conspicuous form the agricultural warning statement.(Subdivision Ordinance §403.b.33)
9. Any existing deed restrictions or any proposed by this plan shall be included on the plans. A minimum 20 foot wide drainage easement shall be shown over the existing tributary to the North Branch of Bermudian Creek on both residual Lot 1 and proposed Lot 2. The drainage flow path for the existing culvert on Residual Lot 1 shall be delineated and a 20

foot wide drainage easement placed over the flow path. (Subdivision Ordinance §403.b.34)

10. The applicant shall complete a sewage planning module for the proposed lots. (Subdivision Ordinance §403.e.4)
11. Pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan as established by resolution by the Board of Supervisors. (Subdivision Ordinance §523)
12. Note 2 on sheet 3 of 3 shall be amended to read: “if wetlands are determined to be present and permits are needed, the acquisition of any applicable permit(s) must occur prior to building permit application and the commencement of any earthmoving or construction activities”.
13. In accordance with PA Code, Chapter 71, Section 71.62©(2)(iv), a Preliminary Hydrogeological Study, Component 2-L, will be required as the proposed subdivision is located in an area identified in the Township Act 537 plan with known geological conditions conducive to groundwater pollution.
14. In addition to such filing fees, the developer shall pay the cost of:
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

Motion was made by Mr. Bensel and seconded by Mrs. Repman to conditionally approve the plan pending Engineer comments are addressed, York County Planning Commission comments are received and addressed and the DEP Planning Module is completed and approved. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mr. Kotz to approve Component 4A of the PA DEP Planning Module. Motion carried.

SKETCH PLANS

265 Big Rock Drive – Dale and Connie Newcomer. The applicant is CB Construction Services, Carl Barker, 725 US Route 15 North, Dillsburg. Chris Hoover, Engineer represented Mr. Barker. The property is 38 acres located in the Conservation and Village Commercial Zones. CB Construction Services is proposing to subdivide the property into 9 lots creating 7 dwelling units. Two of the lots will be used for the construction business. The Planning Commission reviewed the plan as a sketch plan. Soil testing has not yet been done as well as other requirements in the Subdivision Ordinance. Mr. Hoover asked if the plan could be presented to the Board of Supervisors for their thoughts regarding road improvements or fees in-lieu of.

BUSINESS

Zoning Ordinance re-write. Mr. Smedley suggested a request to the Board of Supervisors that they consider hiring a contracted professional to help update the Zoning Ordinance. The Zoning

Ordinance must be written to survive in court when suits are filed. The Engineer will discuss the request with the Supervisors.

ADJOURNMENT

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

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw
Township Secretary