

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 27, 2020, 7:00 PM

Due to the COVID-19 Pandemic that led to the Governor of the Commonwealth of Pennsylvania to mandate reopening guidelines of certain facilities within the Commonwealth. This meeting was held with the option to attend by using the Webex conference bridge.

Presiding: Mr. James Smedley – in person
Mr. James Barton – by telephone
Mr. Richard BenseL – by telephone
Mr. Len Kotz – in person
Mrs. Carla Repman – by telephone

Staff Present: Attorney Donald Hoyt, Solicitor – by telephone
Mr. Terry Myers, Township Engineer – in person
Rebecca Bradshaw, Township Secretary – in person

Also in attendance by telephone: Mr. Tim Diehl, representing the Leslie Anne Miller subdivision plan.
Mr. Jason Weaver, Board of Supervisors member, hosting Webex

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mr. Kotz and seconded by Mr. BenseL to approve the minutes of the February 26, 2020 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Leslie Anne & Thomas R. Miller - 180 Mine Bank Road. The plan proposes to subdivide the existing parent tract (87.02 acres) into a residential lot and an agriculture lot. The parent tract shall be subdivided to create Lot A (9.66 acres) and Lot B (77.36 acres). The lots are currently zoned Rural Agricultural (RA) and the proposed use of Lot A is residential and Lot B is agriculture. The parent tract currently has driveway access to both Mine Bank Road and Peiffer Road. Engineer comments are as follows:

Subdivision and Land Development Ordinance

1. The Zoning Data Tables should indicate that "Portions of the lot lie within the Horizontal Surface and the Conical Surface Zones of the Airport Hazard Overlay. Additional Township permits may be required for structures over 150' high."
(§403.b.4)
2. The location map provided on the cover sheet of the plans shall show the boundary of the existing Airport Hazard Overlay. (§ 403.b.5)
3. The plan shall be legibly drawn to a scale of 10, 20, 30, 40, 50, or 100 feet to an inch. The applicant has drawn the plan to a scale of 150 feet to an inch and is requesting a waiver of this section. The applicant shall include all waiver request and their approval dates on the coversheet of the plans (§403.b.10)

4. A 75' clear sight triangle shall be provided at the Mine Bank Road/ Peiffer Road intersection (403.b.16).
5. Per the Township ordinance, a second concrete monument, as a control point is required to be placed on a property corner. Location of all monuments, with references to the nearest property corners, shall be shown on the plan. (403.b.19)
6. General Note #5 should also indicate if contours are based on field run topography or taken from some other source. (§ 403.b.23)
7. The applicant shall include the certification with signature, seal, and date of the design professional (§ 403.b.22)
8. 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.(§ 403.b.27).
9. The applicant shall execute the non-building waiver and file it with DEP (§ 404).
10. In the case of a plan fronting on a public street of improper right-of-way width, the developer shall be asked to provide dedication of land for widening the existing right-of-way to meet the minimum right-of-way standards as specified in section 506.a. (§506.d)
11. The applicant shall provide an easement and agreement for the driveway located on Lot 2 accessing Peiffer Road if it is intended to be used to access Lot 1. If the driveway is not intended to be utilized for access between lots then a portion the driveway, 5' on either side of the proposed property line, should be removed.(§ 512).
12. All driveways must have a paved apron from the edge of the existing street to a point at least fifteen feet from the street right of way onto the site. Such paving must prevent the accumulation or deposition of stormwater of stormwater onto the adjoining street(§ 512.a.12)
13. 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).
14. In addition to such filing fees, the developer shall pay the cost of:
 - Reviewing the land development plan and engineering details.
 - 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.

Action was taken on the following modification requests:

1. Section 403.b.10 – A 24” x 36” plan is submitted with a scale of 1” = 150’. The residence is existing, the residual parcel is proposed to be agricultural and the driveways to each lot are existing. Motion was made by Mr. Bensel and seconded by Mrs. Repman to approve the request for modification. Motion carried unanimously.
2. Section 506.d – The applicant is requesting no dedication of additional right-of-way for Mine Bank and Peiffer Roads. As indicated on the plan, the applicant will offer setback lines from the ultimate right-of-way for both roads with front yard setbacks offset from the ultimate right-of-way. Motion was made by Mr. Kotz and seconded by Mrs. Repman to approve the request for modification. Motion carried unanimously.
3. Section 512.a.12 – The applicant is requesting no paving of fifteen foot driveway aprons on the existing two driveways. The right-of-way consists of hard-packed gravel as they

exist and should prevent stormwater from leaving the property. Motion was made by Mr. Kotz and seconded by Mrs. Repman to deny the request for modification. Motion carried unanimously.

4. Section 523 – The applicant is requesting to waive the recreation fee because there will not be an increase in the number of residences since Lot 2 has been submitted with a non-building waiver. Motion was made by Mr. Kotz and seconded by Mr. Smedley to deny the request for modification. Motion carried unanimously.

Motion was made by Mr. Smedley and seconded by Mrs. Repman to conditionally approve the plan pending Engineer comments are addressed. Motion carried unanimously.

Planning Waiver & Non-Building Declaration. Motion was made by Mr. Smedley and seconded by Mr. Kotz to approve the request for approval of a Planning Waiver & Non-Building Declaration to be sent to PA DEP. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 7:40 PM.

Rebecca Bradshaw
Township Secretary