

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, July 22, 2020, 7:00 PM

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

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. Bensel and seconded by Mrs. Repman to approve the minutes of the June 24, 2020 meeting after removing Attorney Shane Rohrbaugh since he did not attend that meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Perry and Carolyn Witmer, 320 Fickes Road. The plan proposes to subdivide existing Parcel 64 into two residential lots and a third lot to be added to a neighboring property. Lot 1 (12.998 acres) is proposed to be subdivided to create Lot 3 (7.488 acres) and Lot 4 (5.291 acres) and Lot 4A (0.219 acres) to be added to the land owned by Eldon and Bonnie Witmer. The lots are currently zoned Rural Agricultural (RA) and the proposed use of the lots is residential. Lot 4 currently has a single family residence and driveway access to Fickes Road (SR 4039) and Lot 3 proposes a new single family residence and intends to have driveway access to Fickes Road also.

Zoning Ordinance:

1. The proposed subdivision appears to meet all the lot dimensional requirements in the Zoning Ordinance.

Subdivision and Land Development Ordinance:

1. Clear sight triangles shall be shown and labeled on the plans for both the existing and proposed driveways (403.b.16).
2. The certification with signature, seal, and date of the professional surveyor shall be provided (§ 403.b.22).
3. Location of all perc tests and probes must be shown and all satisfactory tests must be identified. Primary and replacement infiltration areas must be shown and required easements identified by bearings and distances (§ 403.b.26). Provide distance along property line for Lot 4 location.

4. 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).
5. The applicant shall complete a sewage planning module for the proposed lots (§ 403.e.4).
6. 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).
7. Total combined lot area for Parcel 64B + Lot #4A should be shown in the site data table.
8. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording, proving that Lot #4A has been combined with Parcel 64B. (§ 312.d)
9. 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.
 - Legal services necessary for the processing of the land development plan.

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

Perry and Carolyn Witmer, Sewage Planning Module. The Component 4A – Municipal Planning Agency Review for the PA DEP Sewage Facilities Planning Module was submitted for approval. The module was completed and signed by the Chairman. Motion was made by Mr. Kotz and seconded by Mrs. Repman to approve the Component 4A section of the Sewage Facilities Planning Module and forward it to the Board of Supervisors. Motion carried unanimously.

MODIFICATION REQUESTS

Caden Properties, 265 Big Rock Drive – Modification requests. No one was present to represent the plan. Motion was made by Mr. Bensel and seconded by Mr. Kotz to table the discussion. Motion carried unanimously.

BUSINESS

Zoning Ordinance Rewrite. The firm of Martin and Martin, Inc. represented by Timothy Cormany, was contracted by the Board of Supervisors to update the Township Zoning Ordinance. He will prepare a presentation for the September meeting. Mr. Kotz asked if the Zoning Hearing Board attorney, Stacy MacNeal could attend the meetings. That would need to be presented to the Board of Supervisors for approval. The Planning Commission said Attorney MacNeal would be included in the rewrite but it may not be necessary for her to attend every meeting. It was decided to present the question to the consultant for his opinion.

ADJOURNMENT

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

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw
Township Secretary