

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, August 26, 2020, 7:00 PM

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

Staff Present: Attorney Shane Rohrbaugh, Solicitor  
Mr. Terry Myers, Township Engineer  
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 July 22, 2020 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

James A and Evelyn K. Hixenbaugh – 750 Poplar Road. The plan is to subdivide the property to add 0.818 acres to existing land of Keith and Jennifer Hixenbaugh. The plan was submitted under Section 312 – Additions to Existing Lots, therefore Engineer comments were not provided. Mr. Kotz said he does not consider the plan to qualify as de minimus because of the amount of land added to the property. Motion was made by Mr. Barton and seconded by Mrs. Repman to approve the plan under Section 312. Motion carried with three in favor and Mr. Kotz opposing.

PA DEP Request for Planning Waiver & Non Building Declaration. The use will be consistent with applicable ordinances and is not part of a subdivision proposing new sewage generating structures. Motion was made by Mr. Barton and seconded by Mrs. Repman to approve the Non-Building Waiver. Motion carried unanimously.

Caden Properties, LLC – 265 Big Rock Drive. The plan proposes to subdivide the existing property into 7 lots. Lot 1 (5.09 acres), Lot 2 (2.90 acres), Lot 3 (9.74 acres), Lot 4 (2.77 acres), Lot 5 (2.77 acres), Lot 6 (3.70 acres), and Lot 7 (11.03 acres). In addition, existing lot 8 (0.28 acres) will be consolidated with Lot 7. The property is currently zoned Conservation and Village Commercial. A proposed use for the lots has not been identified at this time. Lot 2 has an existing driveway access to Big Rock Drive and the remaining lots are proposing driveway access to East Camping Area Road. The plan is considered a Major Subdivision plan. Engineer comments are as follows:

**Zoning Ordinance:**

1. For the purpose of protecting residential use from adverse influences of traffic and for the purpose of protecting major thoroughfares for their traffic functions, buildings (including

residential and non-residential buildings) along these thoroughfares must be set back at least seventy-five feet from the right of way line of the thoroughfare (§ 403.a).

2. General Note 21 on the cover sheet of the plan indicates Lot 2 has received a PennDOT HOP permit. This permit number should be shown on the cover sheet of the plans (§ 409).
3. A note shall be included on the plan stating that landscape and screen requirements shall apply if a multi-family residential, industrial, or commercial use is proposed abutting a C, RA, R, or VR Zone, or a residential use (§ 411.a).

**Subdivision and Land Development Ordinance:**

1. A preliminary plan shall be submitted for all Major Subdivisions (§ 402.a).
2. All preliminary plans shall include existing and proposed uses (§ 403.b.4).
3. The location map provided on the cover sheet of the plans shall include the existing zoning boundaries (§ 402.b.5).
4. Property line dimensions and bearings shall be provided. A portion of the front property line and right of way line is missing on Lot No. 3 (§ 403.b.12).
5. The applicant shall provide the actual figures for the safe sight stopping distances (§ 402.b.16).
6. The primary control point to which all dimensions, angles, bearings, and similar data on the plan refer shall be identified (§ 402.b.18).
7. The type and location of permanent reference monuments and markers for all new and existing lot corners impacted by the proposed subdivision shall be identified (§ 402.b.19).
8. Any flood-prone, floodplain or wetland areas or watercourses must be shown on the plans (§ 402.b.21).
9. The applicant shall include the certification with signature, seal, and date of the professional surveyor (§ 402.b.22).
10. 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 (§ 402.b.27).
11. The permit number for the obtained HOP for Lot 2 shall be shown on the cover sheet of the plans (§ 402.b.28).
12. Existing significant natural or existing or proposed manmade features within the parcel and within four hundred feet of the area proposed to be subdivide or developed. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands and other features of note (§ 402.b.33). The applicant is requesting a waiver of this section.

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” (§ 403.b.33).
14. Note # 10 should read.... “No recorded protective covenants (§ 403.b.34).
15. The applicant shall provide proof of a Planning Module for Land Development approved by DEP (403.e.4).
16. For any Major Subdivision, the Developer shall submit a Water Feasibility Report (§ 405).
17. A typical individual lot Erosion and Sedimentation Control Plan shall be placed on the subdivision plan (§ 406.a).
18. Existing frontage along a street (§ 505.e).
19. Minimum streets widths and right-of-ways shall be as follows (§506.e):

<b>Street Classification</b>	<b>Min. Right-of-Way Width</b>	<b>Min. Roadway Width (without curbs)</b>
Carlisle Road SR 0074 (Arterial Street)	80-120 feet	As determined after consultation with the YCPC and PA DOT
East Camping Area Road T-819 (Minor Street)	50 feet	32 feet (plus 2 –4’ shoulders)
Big Rock Drive T-904 (Minor Street)	50 feet	32 feet (plus 2 –4’ shoulders)

20. Driveways shall be paved from the edge of the existing street to a point 15’ from the R/W onto the lot (§ 512.a.12).
21. The following on lot sewage disposal system notes shall be added to the plan (§ 515.b):
 

“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 inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit.”
22. The following easement restrictions shall be listed on the plan:
  - “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 travelling 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 shall rooted plant matter.”

23. 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 Mrs. Repman to table the plan until some of the comments can be addressed. Mr. Kotz seconded. Motion carried unanimously.

### BUSINESS

Zoning Ordinance update. Mr. Smedley said that he and Mr. Kotz met with Tim Cormany to discuss ideas for the Zoning Ordinance rewrite. Mr. Cormany will attend the September Planning Commission meeting. He will present comments a week in advance of the meeting.

Rt 177 detour. Mr. Smedley said the Township should address restricting traffic to certain roads during the detour when the Rt 177 bridge is repaired.

### ADJOURNMENT

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

The meeting was adjourned at 8:15 PM.

Rebecca Bradshaw  
Township Secretary