

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, September 23, 2020, 6:00 PM

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

Staff Present: Attorney Shane Rohrbaugh, Solicitor – by speaker phone  
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. Bensel and seconded by Mrs. Repman to approve the minutes of the August 26, 2020 minutes. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

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. This plan is a major subdivision plan with no phases or public improvements proposed, therefore a preliminary plan submission is not required and the review will be as a final plan. Engineer comments are as follows:

**Subdivision and Land Development Ordinance:**

1. Property line dimensions and bearings shall be provided. The distance of the front property line of Lot 3 measures about 325 feet not 101 feet as indicated. (§ 403.b.12).
2. Any flood-prone, floodplain or wetland areas or watercourses must be shown on the plans. (§ 402.b.21).
3. The applicant shall include the certification with signature, seal, and date of the professional surveyor. (§ 402.b.22).
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 (§ 402.b.27).
5. The applicant shall provide proof of a Planning Module for Land Development approved by DEP (403.e.4).

6. For any Major Subdivision, the Developer shall submit a Water Feasibility Report (§ 405).
7. In the case of a plan for a major Land Development or Subdivision fronting on or containing an existing or proposed street. The Township shall require the developer to improve the portion of the roadway on which to proposed development fronts to meet the minimum roadway standard as specified in Section 506.a) of this Ordinance. This shall include shoulders, embankments, gutters, berms, and/or curbing. Minimum streets widths and rights-of-way 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)

8. In addition to such filing fees, the developer shall pay the cost of:
  - Reviewing the 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.

The following modification requests were received:

1. Section 402.b.33 – Submission of a detailed Wetland Study. The developer states no improvements are proposed at this time, therefore no impacts to any wetlands will occur. A wetland study should be performed at the time of development to determine future impacts. Motion was made by Mr. Barton and seconded by Mrs. Repman to accept a statement on the plan as sufficient in lieu of a wetland study. Motion carried.
2. Section 506.e – Street improvements. The developer states that the proposed project will generate a total of 70 vehicle trips per day based upon single family residential uses. The adjacent Township roads are adequate in width and construction to accommodate the additional traffic. Motion was made by Mrs. Repman and seconded by Mr. Bensel to approve the request. Motion carried.
3. Section 511.g – Planting of street trees. The developer states that the setting of the project is rural and the planting of street trees along the substantial property frontage would be a costly burden upon the property owner. Motion was made by Mr. Barton and seconded by Mr. Smedley to approve the request for modification requiring planting of street trees. Motion carried with Mr. Bensel opposing.

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

Motion was made by Mr. Bensel and seconded by Mr. Barton to approve the DEP Planning Component 2 Municipal Planning Agency Review Component 4A. Motion carried unanimously.

### BUSINESS

Mr. Timothy Cormany, Martin and Martin Inc. is in attendance to present his notes for discussion regarding items to change in the Zoning Ordinance. The meeting was re-advertised to begin at 6:00 to allow enough time for the Zoning Ordinance discussion.

Mr. Cormany submitted an agenda for the planning commission and the following was discussed:

1. Introductions & Goals.  
The group, including the Planning Commission, Zoning Hearing Board and Board of Supervisors, Township Engineer, Township Solicitor, Planning Commission Solicitor, Zoning Board Solicitor, Township Zoning Officer and Manager and will meet three times. The meetings are advertised and open to the public. The results of the three meetings will be edited and approved during an informal Board of Supervisors public meeting before scheduling for a formal Public Hearing during a Board of Supervisors meeting.
2. Next on the agenda is a list of new and revised definitions. The Planning Commission discussed the additions, changes and deletions to the definition section. The list will be prepared for the October meeting.
3. Agricultural Preservation Zoning Techniques were discussed. The RA district lot size is 60,000 square feet. If large lot size is the preferred method, a greater minimum lot area would be recommended along with an analysis of different zoning districts to determine if certain sections are more valuable than others in terms of soils, productivity, working farms, ASA participation, and farmscapes. The biggest discouragement for development and many preservation alternatives is lack of public utilities in the Township. Discussion of the pros and cons of large lot zoning, scaled zoning, transfer of development rights, County ag preservation priorities and conservation by design methods will occur during subsequent meetings.
4. The Township Comprehensive Plan was updated over 14 years ago. Although the general rule is to update every 7 to 10 years, Mr. Cormany advises to wait for completion of the 2020 US Census data.
5. The Township Zoning Ordinance uses Permitted Uses, Conditional Uses and Special Exceptions in six primary zoning districts. Mr. Cormany suggests the Township consider whether any reorganization or elimination of these use categories is desirable.

6. The Board of Supervisors recently authorized Mr. Cormany to prepare a new map of the Township. The map files will be property of the Township to use as a base map for all planning tasks, a road map, a parcel map, and a zoning map. The VC district could be expanded to allow certain businesses more flexibility to grow and perhaps eliminate some nonconforming uses. Any amendments will be accompanied by a simultaneous comprehensive plan amendment to guarantee consistency.
7. It is important that all farm-related uses are defined and supplemented with regulations that blend well and harmonize with each other. Issues to be discussed are rural occupations, event venues, agribusiness and agri-tourism.
8. The current Ordinance regulates solar energy systems in terms of smaller, private systems. The Township should consider implementing amendments to deal with the growing use of large scale commercial solar projects and to provide adequate screening and buffers for neighbors with consideration to ensure the facility is properly decommissioned at the time of expiration. Wireless Communication Facilities need to be updated with new federal legislation that has redefined terminology. Regulations dealing with wireless communications will be addressed in a stand-alone ordinance.
9. The current Ordinance does not deal with the concept of apartment units as separate living quarters within an existing dwelling to provide for care of aging family members. Mr. Cormany will discuss providing this type of accommodation and enforcement issues.

Mr. Smedley requested that the Zoning Hearing Board and their Solicitor attend the next meeting to offer input to this discussion. He asked that the meeting be advertised to start at 6:00 PM and to make sure that a copy of tonight's minutes and discussion be sent to them.

#### ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw  
Township Secretary