

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, November 18, 2020, 7:00 PM

Presiding: Supervisor John Dockery, Chairman
Supervisor George DeFrain
Supervisor Zachary Fickes
Supervisor Thomas Hawkins
Supervisor Jason Weaver

Staff Present: Terry Myers, P.E., Township Engineer
Michael Gasswint, Zoning and Codes Enforcement Officer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve minutes from the November 4 and November 11, 2020 meetings. Motion carried unanimously.

The reporter objected to the number of people attending the meeting who were not wearing a face mask and left the meeting. Supervisor Dockery announced that masks are available on the table by the door and anyone in the audience without one should put on a mask or leave. The attendees without a mask stated medical reasons and remained at the meeting without masks.

EMERGENCY SERVICES REPORTS

None

PUBLIC RECOGNITION

Stephenson Equipment Company, Salesman, Zach Markle. Mr. Markle provided information to the Board regarding two tractors with mounted mowers.

Tractor #1 is a John Deere 6105E, 4WD, with a 12x12 transmission. The mower is a Tiger Bengal Brute boom mower, 24 foot legal rear stow boom, 50” rotary head. The package price is \$131,900.00. The unit can be leased and is also available for rent at \$6,000 per month when scheduled about a year ahead. Tractor #2 is a John Deere 6110M series with a 16x16 transmission. The mower for this tractor is the same as above.

Mike Deardorff, Road Foreman, said he prefers the Tiger Mower because it is heavier than the Alamo mower and the cylinder that is on the bottom of the boom could be more likely to break. In answer to a question from Mr. Len Kotz, Supervisor Hawkins said a bid was received from Messick’s for a Kubota tractor with an Alamo mower and that the John Deere quoted by Stephenson’s is on the PA CoStars list. Supervisor Dockery said he is against financing equipment. Motion was made by Supervisor Fickes and seconded by Supervisor Hawkins to purchase the John Deere 6105E 4x4 tractor and Tiger Boom Mower package at \$131,900.00. Motion carried unanimously.

The tractor and mower will be paid as follows: \$50,000.00 from the 2020 State Liquid Fuels Budget and the remainder from the 2020 General Fund Budget.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Martin Petratos and Connie Greenawalt, Spangler Road. The developer agrees to grant the Board of Supervisors until April 30, 2021 in which to consider the subdivision plan by David Hoffman Land Surveying dated November 15, 2016 and last revised October 18, 2017. Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to grant an extension of time to act on this subdivision until April 30, 2021. Motion carried unanimously.

Harry Fox, Stone Jug Road. Mr. Fox is requesting that the Board extend the action period for his subdivision until February 17, 2021. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to grant an extension of time until February 17, 2021. Motion carried unanimously.

Caden Properties, LLC, Big Rock Drive. Mr. Barker, owner, is proposing a 7 lot subdivision along Big Rock Drive and East Camping Area Road. He is requesting that his engineer, Chris Hoover be authorized to grant an extension of time for the Board to review the subdivision plan. The request is necessary to obtain sewage planning approval from the Department of Environmental Protection. The time period for the review is extended to March 31, 2021. Motion was made by Supervisor Weaver and seconded by Supervisor Hawkins to grant the extension of time until March 31, 2021. Motion carried unanimously.

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. Engineer comments are as follows:

1. 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).
2. 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)
3. 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 Supervisor DeFrain and seconded by Supervisor Fickes to conditionally approve the subdivision plan pending Engineer comments are addressed. Motion carried unanimously.

Mr. Paul Miller, Jr., Lisburn Road. Mr. Miller owns a 60 acre tract of land with a single family dwelling along a private road between Lisburn Road and Beaver Creek Road. The private road is used by several other property owners, none of whom need to cross his property. He would like to divide the existing dwelling with 10 acres and sell the house he lives in, retaining 50 acres to build a new house. He is asking to file a request for modification to the Subdivision Ordinance Section 506 regarding creating a lot along a private road. The Planning Commission suggested that he attend a Board of Supervisors meeting to ask if they would approve the request to support a modification to Section 506. The Board said if he creates a 50 foot wide road with a cul-de-sac to match the one on a previous plan of Donald Hearn the Board would agree to grant a modification.

BUSINESS AND STAFF REPORTS

Engineer

Community Development Block Grant. The Engineer will submit a Block Grant application to request construction of ADA compliant restrooms in the Township meeting room. The Board told him to include a heating system for the building also.

Red Rock Avenue and Detters Mill Road project. The Engineer reminded the Board that placing gabion baskets along the tributary to Conewago Creek was a temporary measure to prevent erosion along the stream bank. He said the total project cost estimate to line the stream bank with block four tier high and repair the end wall at Red Rock Avenue could be \$70,000. He said it could take 6 months to obtain a permit and would like approval to begin the permitting process. He estimates the permit to cost about \$7,000. He suggests after a permit is obtained that the work be done on the project as funds are available. Once obtained the permit is good for five years.

Michael Gotwalt, Church Road. An installation and Maintenance Agreement for installation of an individual wastewater disposal system at 115 Church Road. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the agreement to be recorded and included in the Individual Wastewater Disposal System planning module. Motion carried unanimously.

2021 Budget. The 2021 Budget was prepared during a meeting held November 11, 2020. The prepared budget did not include the purchase of the tractor and mower that was approved earlier during this meeting. Motion was made by Supervisor Hawkins to advertise the budget as prepared in the November 11, 2020 meeting minutes less the cost of the tractor and mower. Supervisor DeFrain seconded. Motion carried unanimously. The Budget will be available for public inspection for twenty days and will be acted on during the December 16, 2020 meeting.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$57,418.83 and State Liquid Fuels accounts payable in the amount of \$397.46. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:10 PM.

Township Secretary