

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, October 28, 2020, 6:00 PM

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

Staff Present: Mr. Shane Rohrbaugh, Solicitor – by speaker phone
Mr. Terry Myers, Township Engineer
Mr. Michael Gasswint, Zoning Officer
Rebecca Bradshaw, Township Secretary

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mrs. Repman and seconded by Mr. Kotz to approve the minutes of the September 23, 2020 meeting. Motion carried.

SUBDIVISIONS

Sketch Plans

Mr. Paul Miller, Jr – 523 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.i 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.i.

Mr. Jared Moore – regarding the Joseph Popp tract at 135 Conley Road. Mr. Moore is considering purchasing the 25 acre tract that is accessed by a private road. He would like to subdivide the tract to build two dwelling units, one for himself and one for his parents. The Planning Commission asked him to return to the next meeting with a sketch plan that more clearly shows what his intentions are for the property to determine if Section 506.i of the Subdivision Ordinance applies in this situation.

BUSINESS

Zoning Ordinance Amendments - Mr. Tim Cormany, representing Martin and Martin, Inc.
Mr. Cormany provided an agenda for discussion for his 2nd meeting of information gathering for the preparation of Zoning Ordinance changes. Some discussion is as follows:

1. Mr. Cormany prepared two maps for all Boards to review. The maps are: 1. A Base Map of the entire Township and 2. A Zoning Map of the Township.
2. He introduced Attorney Stacey MacNeal, Zoning Board Solicitor who has been keeping record of problems the Zoning Board has had with the current Ordinance and has a list of suggested changes.
 - a. She recommends that the Planning Commission review the definition of keeping of livestock regarding animals that are kept as pets, pleasure or to provide food. The definition should include controlling the animals and the definition of Kennel should be reviewed.
 - b. She said schools need to have their own section in the ordinance because they need to meet conditions that other structures don't, such as adequate access. The type of school needs to be defined. There are different needs for public schools using bus transportation than for a commercial business school.
 - c. She said the sign section should be reviewed and a standard size for all businesses, including churches and schools be established.
 - d. She recommends reviewing non-conformity issues including whether the expansion is geographic or dimensional, the intensity of use such as adding another work shift to a business and in the Village Commercial Zone include the nonconforming uses in the list of Uses by Right, Special Exception or Conditional.
 - e. She suggested adding Agro-events and special events as uses in some zones and changing the definitions of park, clubhouse, and club room.
 - f. A section should be considered to include medical marijuana provisions as far as permitted locations, uses and growing facilities.
 - g. Breweries and distilleries should be defined and listed in Special Exception uses.
 - h. Minimum square footage of dwellings should be reviewed.
 - i. She suggested that consideration be given to removing Access Drives and Parking Lots from Zoning and include in Subdivision and Land Development. She said there are some things that do not qualify for the subdivision ordinance and need to remain in the Zoning Ordinance such as width of driveway, number of driveways per lot, location from the property line.
 - j. She would like to see the 6 month time to comply with an approved Zoning Hearing extended as necessary
3. Attorney Shane Rohrbaugh representing the Planning Commission suggested separating the definition of agriculture to include Private Agriculture and Commercial Agriculture.
4. Mr. Gasswint, Zoning Officer suggested the following:
 - a. Contractor Shop, a Special Exception use in the Village Commercial Zone be changed to Home Occupation.
 - b. Change the notification distance for Zoning Hearing from 200 feet to adjoining property owners.
 - c. A definition for landscaping business needs to be added and a section listing criteria. He's found that many landscaping businesses start as no-impact with one person but develop into a business with employees and is no longer no-impact.

Mr. Al Hayes, Zoning Board member suggested including a definition for tenant house or second residence to house a worker or family member. Mr. Cormany said that residency restrictions cannot be placed on accessory dwelling units regarding who is allowed to live in them.

Mr. Smedley, Planning Commission Chairman, said that regarding intensive commercial/industrial uses, County criteria is too rigid and should be more flexible. Attorney MacNeal said in the RA Zone, a side income should be allowed such as a corn maze, fruit stand, or farm market, for example. Standards for a side income should include items such as sufficient access to handle traffic, required acreage, etc. Other discussions included wireless communications facilities, solar energy systems, and agricultural zoning.

Mr. Smedley suggested that the Boards take the next few months to review the notes that Mr. Cormany will incorporate into the Zoning Ordinance. Suggestions can be made to the Planning Commission ahead of the November and December meetings and Mr. Cormany will return for discussion again in January. The next Planning Commission meeting will be advertised for November 24, 2020 at 7:00 PM.

ADJOURNMENT

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

The meeting was adjourned at 8:20 PM.

Rebecca Bradshaw
Township Secretary