

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, February 3, 2021, 7:00 PM

Supervisor Dockery announced that the meeting is available by calling into WebEx. The number to call was included on the agenda.

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

Staff Present: Attorney Donald Hoyt, Township Solicitor – by telephone
Terry Myers, P.E., Township Engineer – by telephone
Michael Gasswint, Zoning and Codes Enforcement Officer – by telephone
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 the minutes of the January 4, 2021 Re-organizational meeting and Regular meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. The Fire Chief announced that Wellsville responded to 10 calls in Warrington Township during the month of January 2021 and a total of 26 calls in their service area.

Penn State Health Life Lion. The preliminary estimate of total dispatches for the ambulance in Warrington Township was 18 during the month of December 2020. Two were handled by a different division or another agency.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Harry H Fox, Jr. Stone Jug Road. The plan proposes to subdivide an existing 23.77 acre parcel into two residential lots. Lot 1 – 13.63 acres and Lot 2 – 10.15 acres. Lot 1 will be consolidated with 3.32 acre Parcel 29G to create a new Parcel 29G equaling 16.95 acres. Lot 2 will be consolidated with Parcel 31A (to be purchased prior to plan recording and equals 0.30 acres to create a new Parcel 29C equaling 10.45 acres. Mr. Fox is requesting that the Board extend the action period for his subdivision until May 17, 2021. Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve the request. Motion carried unanimously.

Caden Properties, LLC – 265 Big Rock Drive. The plan proposes to subdivide the existing property into 7 lots. Lot 1 (2.86 acres), Lot 2 (5.32 acres), Lot 3 (10.26 acres), Lot 4 (2.89 acres), Lot 5 (2.89 acres), Lot 6 (3.85 acres), and Lot 7 (11.37 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:

Subdivision and Land Development Ordinance:

1. The applicant shall include the certification with signature, seal, and date of the professional surveyor (§ 402.b.22).
2. 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).
3. For any Major Subdivision, the Developer shall submit a Water Feasibility Report (§ 405). Based on the calculated annual groundwater recharge and the lots sizes, theoretically there is sufficient groundwater to serve these additional 7 lots. In order to ensure the anticipated water supply yield is adequate for the proposed development, the following note shall be added to the plan:
“Each lot owner shall provide proof that a well, of sufficient quantity and quality for a single family dwelling, has been established on their lot prior to applying for a building permit.”
4. A recreation in lieu of fee shall be paid for each lot prior to recording of the plan (§ 523.2.b).
5. 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.

The following modification requests were received from the developer:

1. Section 402.B.33 – Developers justification is that no improvements are proposed at this time therefore no impacts to any wetlands which may or may not be present will occur. A wetland study should be performed at the time of development to determine any future impact.
2. Section 506.e – Improvements to adjacent local streets. The developer’s justification is that the project will generate a total of 70 vehicle trips per day based on single family residential use. The adjacent Township roads are of adequate width and construction to accommodate this additional traffic.
3. Section 511.G – Planting of street trees along the property frontage. The developer says that the setting of the project is rural and the planting of street trees along the property frontage which is substantial, would be a costly burden on the developer.

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the three modification requests. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to conditionally approve the subdivision pending the requested note regarding sufficient groundwater to serve these additional 7 lots is added to the plan and all other Engineer comments are addressed. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Solicitor

Septic pumping citations. Citations were filed against five property owners who did not have their septic system pumped last year. Hearings at the District Justice office are scheduled for February 24, 2021. The property at 595 Yeager Road has been vacant for four or more years because the owner had a stroke and moved to another state with his caretaker. The sewage officer confirmed that if the system has not been used in that amount of time that it does not need to be pumped. It was decided to withdraw the citation. A citation was filed for 675 Yeager Road. This house has also been vacant for an unknown period of time and is scheduled for Sheriff sale on February 8th. It was decided to withdraw this citation and wait for a new owner to pump the system.

Emergency Operation Coordinator. During the Re-organizational meeting, the Board of Supervisors reappointed Raphael LaRocca to the position of Emergency Management Coordinator for Warrington Township for 2021. Warrington Township is a member of the Northern York Emergency Management Agency of which Mr. LaRocca held the position of EMC. The Supervisors were unaware that Mr. LaRocca submitted his letter of resignation to NEMA on November 19, 2020. Notification was received from the NEMA board on January 18, 2021 that they accepted the resignation from Raphael LaRocca and appointed Mr. Tim Hildebrand as Emergency Management Coordinator for NEMA. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to accept the resignation of Mr. LaRocca and appoint Mr. Tim Hildebrand who was appointed by NEMA. Motion carried unanimously.

Warrington Farms Subdivision, Harry Ramage Mr. Ramage had a four lot subdivision along Rosstown Road that was approved in 2005. At that time he paid \$8,280.00 to the Township to hold in escrow in an interest bearing account until the installation of stormwater management was completed when the dwellings were constructed. Construction of single family dwellings is now complete on all four lots. Half the escrow account was refunded in 2013 when stormwater management was installed on two of the lots. Construction is now complete on the remaining two lots and stormwater management has been inspected and approved. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to refund the remainder of the escrow account to Mr. Harry Ramage in the amount of \$5,024.61. Motion carried unanimously.

Tax Collector. Marcy Renshaw said her term is up for election this year and she can ask for an increase prior to filing a petition to run again for Tax Collector. Currently, she is receiving \$.25 per bill to stuff Per Capita Tax envelopes and 5% to collect the money. She is requesting an increase of \$.50 per bill to make a total of \$.75 per bill plus 5% to collect. Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve the request. Motion carried unanimously.

Declaration of Disaster Emergency, Resolution 2021-03. On January 31, 2021 a severe winter storm threatened to cause injury and damage to people and property of Warrington Township. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to direct the Township Emergency Management Coordinator to coordinate and take appropriate action to alleviate the effects and take any response action necessary to respond to this emergency caused by winter storm Orlena and to authorize officials to act as necessary. Motion carried unanimously.

Radios. The road crew reported that while plowing snow the radios in the trucks are not working satisfactorily. There is a lot of static and the volume of some of the radios is low and muffled. The Manager requested permission to call the radio service and have the radios and transmitter evaluated for a repair cost. Wellsville Fire Company Chief Anderson suggested to the Board that they consider tying the Township radio system into the county frequency and purchasing radios that are compatible to the county radios. He offered to gather information and costs for the Board.

Supervisor Weaver. Supervisor Weaver said he contacted Mr. Brett Cook, Manager of Ski Roundtop, to ask if it would be acceptable to hold Township elections at his facility. He said that it was suitable to them so Supervisor Weaver will speak with the York County and the Judge of Election to discuss changing the venue.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$62,877.74 and State Liquid Fuels accounts payable in the amount of \$401.82. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:15 PM.

Township Secretary