

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, April 28, 2021, 6:00 PM

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

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 March 24, 2021 meeting. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

None

MODIFICATION REQUESTS

Paul Miller, Jr – Lisburn Road. Mr. Miller owns 60 acres along a private access. He would like to subdivide the existing dwelling with ten acres and keep fifty acres to build a new house. Mr. Bensel said he should include a modification request written as specified in Section 801 that lists the hardships for requesting the modification. He suggested including a note on the plan stating there will be no further subdivision.

BUSINESS

Zoning Ordinance rewrite. Mr. Tim Cormany, Martin and Martin, Inc, presented a memo summarizing work to date. Work includes changes to the updated Zoning Ordinance markup and the proposed Solar Energy Systems Ordinance and the proposed Wireless Communications Facilities Ordinance. Changes to the Zoning Ordinance include:

1. Changed recreation terms throughout to “Parks and Playgrounds” and “Commercial Recreation Facility”. Eliminated “Outdoor Commercial Recreational Establishment” and “Indoor Commercial Recreational Establishment”. Added “Commercial Recreation Facility” as a special exception in Section 307.c.13 and 308.c.7. Combined standards from previous Sections 734 and 753 into new Section 734 “Commercial Recreation Facility” and renumbered all subsequent sections accordingly.
2. Changed definition of “Hobby Farm” to include a maximum land area of ten acres.
3. Section 303.c – Eliminated “outdoor Trap, Skeet, Rifle, Pistol or Archery Range”. Revised Section 735 accordingly.
4. Section 304.b.5 – Changed term to “Animal Hospital or Veterinary Office”.

5. Added “Keeping of Livestock, Small Animals and/or Poultry” as a permitted use in all zoning districts.
6. Section 504.e – Eliminated “Outdoor Trap, Skeet, Rifle, Pistol or Archery Range”.
7. Section 406 –Replacing Outdoor Signs section in its entirety by the Zoning Officer. Revised any corresponding section references.
8. Wireless Communications Facilities Ordinance Section 9 addresses handling of abandoned, obsolescent or unused facilities including new subsection a) 4). Table 4.1 addresses minimum required setbacks for towers from adjoining properties.
9. Solar Ordinance – The provisions of existing Zoning Ordinance Section 401.d have been incorporated. Section 3.A.1 now defines ASES maximum power rating at 30 KW.

Agricultural Preservation. There was a lengthy discussion regarding agricultural preservation. A member of the audience from the Jim Eisenhower family requested that wording be included in the Ordinance to help applicants receive enough points required by the York County Ag Preserve Board to qualify for farmland preservation funding. She said that although there are other programs available to preserve land, they do not pay the property owner and the farmers need the county money to help pay for their operation. So far, 400 acres have been preserved in Warrington Township using the York County Ag Preservation Board program. The consultant said that to include ag preservation in the ordinance update would require changing the Township Comprehensive Plan. Discussion by the Planning Commission, consultant, supervisors present and some of the public, it was decided to move ahead with updating the comp plan and explore ag preservation options. It was also decided to present to the supervisors updated costs for consultant work to complete the update. Tim will present initial thoughts and findings at the May Planning Commission meeting to facilitate ag preservation discussions.

The Planning Commission agrees that the changes suggested so far to the zoning ordinance, wireless communications ordinance and solar ordinance are sufficient and ready for public review and hearing.

ADJOURNMENT

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

The meeting was adjourned at 8:00 PM.

Rebecca Bradshaw
Township Secretary