

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, June 28, 2017, 7:00 PM

Presiding: Mr. Richard Bensel
Members Present: Mr. Dwight Foster - absent
Mrs. Marilyn Grafton
Mr. Len Kotz
Mrs. Carla Repman

Staff Present: Attorney Peter Haldeman, 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. Bensel and seconded by Mrs. Repman to approve the minutes of the May 24, 2017 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Brian E and Jacqueline Lomman and Debra E Heikes, 1070 Rosstown Road, Lewisberry, PA.

The plan was prepared by Hartman and Associates, Inc. and proposes to correct an existing property line discrepancy between two adjacent lots, with no creation of any new lots or public improvements. The following Engineer comments reflect only those requirements that were felt necessary for this type of plan.

1. For purpose of protecting residential use from adverse influences of traffic and for the purpose of protecting major thoroughfares for their traffic functions, buildings (including residential and non-residential buildings, along these thoroughfares must be set back at least seventy-five feet from the right of way line of the thoroughfare. Rosstown Road is classified as a minor collector. (Zoning Ordinance §403.a)
2. On the Final Subdivision Plan, the Lomman parcel (Tax Parcel 49-OF-30) should contain the entire existing parcels boundaries with bearings to the nearest second and distances to the nearest one hundredth of a foot (Subdivision Ordinance § 406.b.4). Is there sufficient information on the plan to write a deed for the next conveyance of this parcel, that would reflect the “recognition and acquiesces” established and agreed to by this plan?
3. Existing significant natural or manmade features within or adjacent to the parcel should be shown on the plans (Subdivision Ordinance § 406.b.6). Significant manmade features include buildings; the existing dwelling on the Debra E. Heikes property is cut-off by text and should be shown in its entirety.
4. All existing streets on, adjacent to, or within four hundred (400) feet of any part of the parcel, including name, right-of-way width, and roadway width should be shown on the plans (Subdivision Ordinance § 406.b.11.). The cartway width of Antietam Drive is cut-off on the plans.

5. The type and location of permanent reference monuments and markers should be shown on the plans (Subdivision Ordinance § 406.b.16). Monuments and Markers shall be set along the new line in accordance with Subdivision Ordinance § 521.
6. Certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered surveyor responsible for preparing the plan shall be added to the plan (Subdivision Ordinance § 406.b.17).
7. Layout of proposed lots, size of each lot, and building setback lines on all lots should be shown on the plans (§ 406.b.19). The front building setback line of the Lomman, Brian E. & Jacqueline lot should be shown as 75' on the plans, as required by Subdivision Ordinance §403 of the Zoning Ordinance.
8. The Debra E. Heikes lot is an existing non-conformity for minimum lot size in the Conservation Zone (C) and should be stated as such on the plans (§ 406.b.24).
9. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same (Subdivision Ordinance § 406.b.27).
10. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted prior to recording of the plan(Subdivision Ordinance § 406.e.6).
11. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

York County Planning Commission comments were not yet received. Motion was made by Mr. Bensel and seconded by Mrs. Repman to conditionally approve the plan pending York County comments are received and reviewed prior to Board of Supervisor approval. Motion carried unanimously.

Donald A. Clouser & Nora E. Clouser, 239 Thundergust Mill Road, Wellsville, PA The plan proposes to separate an existing lot from the parent tract. Both lots are served by on-lot sewage systems and wells. The property is non-conforming to the Township Zoning Ordinance with consideration to the existing structures. A modification to Section 514.d) concerning the existing private road was submitted to the Board of Supervisors and approved by them October 19, 2016. York County Planning Commission comments have not been received. Motion was made by Mr. Bensel and seconded by Mrs. Grafton to table the plan pending a letter of determination from the Zoning Officer concerning the necessity of a Zoning Hearing prior to reviewing the subdivision plan. Motion carried unanimously.

BUSINESS

Alternate member appointment. The Planning Commission requested that the Board of Supervisors appoint an alternate member who could be available during regular member absences from Planning Commission meetings. Motion was made by Mr. Bensel and seconded by Mrs. Repman to request that Supervisor George DeFrain be appointed to sit on the Planning Commission as needed with voting rights. Motion carried unanimously. The 2nd Class Township Code allows the appointment of a Board of Supervisors member to the Planning Commission.

ADJOURNMENT

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

The meeting was adjourned at 7:30 PM.

Rebecca Bradshaw
Township Secretary