

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, July 26, 2017, 7:00 PM

Presiding: Mrs. Carla Repman, Vice Chairman  
Mr. Richard Bensel – absent

Members Present: Mr. George DeFrain, alternate  
Mr. Dwight Foster - absent  
Mrs. Marilyn Grafton  
Mr. Len Kotz

Staff Present: Attorney Peter Haldeman, Solicitor  
Mr. Terry Myers, Township Engineer  
Mr. Michael Gasswint, Zoning and Permit Officer  
Nancy Miller, Administrative Assistant

Tim Knoebel, KPI Engineering, to represent Warrington Township for  
review of Pennex Land Development Plan

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Mrs. Grafton and seconded by Mr. Kotz to approve the minutes of the June 28, 2017 minutes. Motion carried unanimously.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Pennex Aluminum Company, 110 Community Street, Wellsville. The proposed Subdivision and Land Development Plan is for the construction of a semi-trailer storage lot. The plan proposes to combine two existing lots owned by Pennex Aluminum Company (Lots A and B) into one 9.842 acre lot. In the process an existing residential dwelling will be removed on Lot B and a new entrance from Community Street will be built directly across from Carroll Street. Additional improvements include 22 semi-trailer parking spaces, a connection to existing Pennex facilities to the south and related stormwater management facilities. No new water or sewer facilities are proposed by this plan. The proposed development activity is within Warrington Township however there is some minor work and a small portion of the proposed Subdivision located in Wellsville Borough. The plan was reviewed by Tim Knoebel, KPI Technology and represented by Chad Peters, C. S. Davidson, Inc.

Engineer comments are as follows:

Zoning Ordinance Comments

(Comments of the engineer regarding zoning are subject to review or interpretation of the Zoning Officer and Township Solicitor)

1. The following were conditions of the ZHB decision on December 8, 2016:
  - a. To allow for the construction of more than one access drive per lot or parcel conditioned on the approval of a reverse subdivision plan. (410.b)

- b. To allow for the construction of an access drive on the property aligned with Carroll Street. (41O.c.3&4)
- c. A variance from the amount of time required within which to obtain a building permit or certificate of use to extend that time period from six (6) months to one (1) year.

Additionally we have been made aware of a pending Appeal to the decision of the ZHB. The Township should consult with its Solicitor with regard to any Plan review and consideration procedures that would result from this Appeal.

2. The lot dimensional requirements appear to be based on public water and sewer. However, the Site Data on the Plan indicates the water supply source as an on-lot well. (307)
3. A lighting plan meeting Section 413 will be required if the parking lot will be used at night. (407.n)
4. Calculations should be added to the plans showing how buffering/screening was determined. In addition we recommend Tree Planting Details be added to the Plan. Finally in this regard the spacing of trees for the proposed Evergreen Buffer should be 15-feet o.c. (407.u)
5. The Ordinance requires that 5% of the parking lot be devoted to interior landscaping. (407.u.3)
6. In lieu of a specific parking space size being required the design engineer should indicate the basis for the proposed parking space size (408.h)

#### **Subdivision & Land Development Ordinance Comments**

7. The following Waivers to the Subdivision & Land Development Ordinance are being requested:
  - a. 402 - From the requirement to submit Preliminary and Final Plans
  - b. 404 - From the requirement to submit a feasibility report concerning the availability of water facilities in or near a proposed land development.
  - c. 512.b.3.b - To allow an access drive nearer than 50 feet to the intersection of any two street right-of-way lines
  - d. 512. b.3.c - To allow an access drive to cross a street right-of-way line within 3 feet of a property line.
8. Comments of the York County Planning Commission must be considered.
9. The Borough of Wellsville should be provided with a copy of the Plan Submission in the event they wish to conduct any review.
10. It is our understanding from review of the ZHB Decision that the intersection of Community and Carroll Streets is to be a 4-way Stop Controlled Intersection. The Plan should be revised accordingly.
11. Construction of the proposed Access Drive requires reconfiguration of the adjoining parking lot which is shown to be owned by the Wellsville Fire Company. It should be confirmed that the Fire Company has approved the proposed modification. Additionally the Plan indicates that an Access Easement exists across the Fire Company property. The specific dimensions of the Access Easement are not shown. We recommend that a copy of the Easement be provided to the Township for review and confirmation.

12. The Plan shows work within two distinct Columbia Gas easements. It should be confirmed that Columbia Gas has approved the proposed work within its easements. Additionally the Township should be provided with confirmation of approval for the relocation of existing utility pole at the south side of the proposed access drive.
13. Erosion and Sedimentation Control Plan and NPDES Permit approval are required. (405)
14. The Ordinance requires minimum Curb Radii for the Access Drive to be 20-feet. (507.c)
15. The Plan should indicate adequate sight distance for the proposed Access Drive. Additionally the Plan should note that the developer must obtain any required Road Occupancy Permits prior to construction. (507.g & 512.a.7)
16. We recommend that the design engineer review the adequacy of space for semi-trailer maneuvering within the proposed parking lot.
17. There is a Sanitary Sewer Manhole located at the point of the proposed Access Drive. This Manhole will be subject to significant additional traffic load therefore we recommend that it be verified to meet any standards of the Utility Owner.
18. A Deed of Consolidation is required to be recorded for the lot addition subdivision. (312)
19. Financial security is required for related improvements. Additionally in this regard the Township should consult with its Solicitor to see if a Land Development/Security Agreement is required. (602)
20. There is evidence of pavement damage from heavy truck usage (see area in south radius turning between Carroll Street and Community Street). There will be paving construction involved with this project therefore we recommend that there be consideration given to repair of these areas as part of the work.

### **Stormwater Management Ordinance Comments**

21. From review of the Stormwater Management Plan & Report we note the following:
  - a. A Stormwater Operations and Maintenance Agreement will need to be executed and recorded with the plan. Easements also need to be established for SWM BMP facilities.
  - b. It is unclear why the hydrograph return period recap page figures differ from those in the stormwater runoff recap summary chart.
  - c. Are the chambers rated for semi-trailer loads?
  - d. It is unclear if the 1 inch hole in the raingarden end caps (in OS-A5) was taken into account in the routings.
  - e. The labeling for IN-A3 and OS-A2 appear to be reversed in plan view.
  - f. The need for, and the installation of, a 3 foot long section of 18 inch pipe at 32% slope just after IN-A4 is unclear.
  - g. We were unable to find a detail for OS-A5.
  - h. The RG-2 basin bottom elevation should be revised on sheet C10.02.
  - i. A detail should be provided for the curb cut rock outfall area.
  - j. An invert elevation for Endwall A 1 could not be located.
  - k. It was noted that results of soil percolation tests were poor. A copy of the test results should be provided.

## General Comments

22. In addition to any 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.
  - Any tapping fees and/or any required charge for connection to a municipal water system
  - Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.
23. The Township should determine if the proposed Plan meets the criteria for "Recreation Fees" as included in the Township Fee Resolution.

The design engineer should provide a Revised Plan to the Township office along with a letter describing how comments have been addressed. Please note that additional comments may result from review of revised plans & accompanying information.

Motion was made by Mr. Kotz and seconded by Mr. DeFrain to approve the following requested modifications to the Subdivision Ordinance.

- 402 - From the requirement to submit Preliminary and Final Plans
- 404 - From the requirement to submit a feasibility report concerning the availability of water facilities in or near a proposed land development.
- 512.b.3.b - To allow an access drive nearer than 50 feet to the intersection of any two street right-of-way lines
- 512.b.3.c - To allow an access drive to cross a street right-of-way line within 3 feet of a property line.

Motion carried unanimously.

Motion was made by Mr. Kotz and seconded by Mr. DeFrain to table the plan due to the large amount of comments. 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. Engineer comments are as follows:

## Subdivision and Land Development Ordinance

1. An easement over the primary and replacement absorption areas shall be delineated and identified on the plans, in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No. 2016-02 (§ 406.b.7).
2. The location of all existing buildings, sewers, water mains, culverts, and other significant man-made features within or adjacent to the parcel shall be shown on the plans. It appears that an existing well will be placed within the proposed private right-of-way for the private drive (§ 406.b.6).

3. Layout of proposed lots, approximate dimensions of lot lines, approximate size of each lot, and proposed building setback lines shall be shown on the plans. With the proposed private drive right-of-way as shown on the plans, a non-conformity is being proposed within the front setback and an existing building. The property lines of the proposed Lot 1 should be shown outside of the private drive right-of-way. (§ 406.b.8).
4. The type and location of permanent reference monuments and markers should be shown on the plans (§ 406.b.16).
5. Certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered professional surveyor responsible for preparing the plan (§ 406.b.17).
6. Certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered professional surveyor responsible for preparing the plan (§ 406.b.17).
7. 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 (§ 406.b.27).
8. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (i.e. corner monumentation) is required to be posted (§ 406.e.6).
9. 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.
  - Any tapping fees and/or any required charge for connection to a municipal water system.
  - Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.
10. Ordinance 2016-02, establishing regulations for the installation, inspection and ongoing maintenance of on-lot sewage disposal systems, requires that right-of-entry easements be established for all new on-lot sewage disposal system. The following note shall be added to the plan: “Any property on which an on-lot system presently exists, or on which an on-lot system is proposed or under construction, shall not be conveyed by the owner without the inclusion of language in the deed establishing and assigning a non-revocable grant of right of entry by the owner, his heirs, successors, and assigns to the township for the limited purpose of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit.”

The Township Engineer noted that there is not a separate well to serve the lot proposed to be subdivided. The well situation will need to be addressed prior to the Planning Commission taking action.

Motion was made by Mr. DeFrain to table the subdivision due to comments that need to be addressed. Mr. Kotz seconded. Motion carried unanimously.

### SKETCH PLANS

Eddie E, Ruth C. Myers and Phyllis J. Destephano, 1655 Pinetown Road. The property owners are proposing to subdivide a 134 acre parcel in the Rural Agricultural Zone into 6 lots. The proposed lots will access State Route 4031 Pinetown Road and the residual lot will access Rt. 177, Rosstown Road, also a state route. The developer is requesting a letter of awareness to be submitted to Penn DOT so they may proceed with applications for driveway permits.

Abdel Hamid Missa, 150 Honey Road, Dillsburg. Mr. Missa owns a 0.89 acre property in the Rural Agricultural Zone. He is presenting a sketch plan to develop the property to be used as a vehicle sales lot. He was told that vehicle sales lot is not a use by right in the RA Zone and he would need to request a variance hearing by the Zoning Board. He will need to submit an application showing a hardship that is not financial in nature and receive approval prior to submitting a land development plan to the Planning Commission.

### ADJOURNMENT

Motion was made by Mr. DeFrain and seconded by Mrs. Grafton to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:30 PM.

Rebecca Bradshaw  
Township Secretary