

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, August 23, 2017, 7:00 PM

Presiding: Mr. Richard Bensel
Members Present: Mr. George DeFrain - alternate
Mrs. Marilyn Grafton
Mr. Len Kotz
Mrs. Carla Repman

Staff Present: Attorney Peter Haldeman, Solicitor
Mr. Terry Myers, Township Engineer
Mr. Michael Gasswint, Zoning and Permit Officer
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 July 26, 2017 meeting. Motion carried.

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.

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. (410.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 interior landscaping requirements include the need for shade trees. (407.u.3.E)

Subdivision and Land Development Ordinance comments:

3. The following modifications to the Subdivision & Land Development Ordinance are being requested and have been recommended by the Planning Commission during the previous meeting.
 - 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.

A request for modification to Section 507.c is submitted for concrete curb curve at access driveway – The proposed curb curve radii of 18’ will allow Pennex to tie into the existing roadway within our access easement.

4. Comments of the York County Planning Commission must be considered.
5. It is our understanding from review of the ZHB Decision that the intersection of Community & Carroll Streets is to be a 4-way Stop Controlled Intersection. We recommend the developer conduct appropriate traffic engineering reviews and revise the plan accordingly.
6. 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.
7. Erosion and Sedimentation Control Plan and NPDES Permit approval are required.(405)
8. A Deed of Consolidation is required to be recorded for the lot addition subdivision. (312)
9. A Stormwater Operations and Maintenance Agreement will need to be executed and recorded with the plan.
10. 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. KPI will mark the area recommended for repair.
11. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

12. The Township should determine if the proposed Plan meets the criteria for "Recreation Fees" as included in the Township Fee Resolution.

Mr. and Mrs. William Lake offered comments.

Motion was made by Mr. Bensel to approve a request for modification to the Subdivision Ordinance regarding Section 507.c. - for concrete curb curve at access driveway – The proposed curb curve radii of 18' will allow Pennex to tie into the existing roadway within our access easement. Mr. Kotz seconded. Motion carried unanimously.

Motion was made by Mr. Bensel and seconded by Mrs. Repman to recommend conditional approval pending engineer comments are addressed including #5 to request a change from a 4-way stop intersection to a study for a more appropriate 3-way stop sign to allow trucks access to the parking lot and #10 regarding including an agreement that Pennex will be responsible to repair Carroll Street and Community Street truck damage and will prepare a cost estimate and bonding. Motion carried unanimously.

Martin Petratos and Connie Greenawalt, 100 Spangler Road. The plan proposes to subdivide an existing 106.8 acre property in the Conservation Zone into two lots. Lot 1 will be 89.3 acres and Lot 2 will be 17.6548 acres. The proposed use is agriculture with single family dwellings. Engineer comments are as follows:

Zoning Ordinance:

- 1 The proposed minimum lot width is stated as 490.5' in the site data table, however, it appears the lot width of proposed Lot #2 is 350.09'. (§ 303.e.2)
- 2 All driveways must provide a paved apron for a distance of at least 15' from the street right-of-way onto the site (§ 409.j).

Subdivision and Land Development Ordinance:

1. A typical individual lot Erosion and Sedimentation Control Plan or notation shall be placed on the subdivision or land development plan (§ 405.a).
2. The entire existing parcel's boundaries shall be shown with bearings to the nearest second and distances to the nearest one hundredth (0.01) of a foot (§ 406.b.4).
3. 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). A drainage easement at least 20' wide should be provided from the end of Spangler Road to the edge of the 100-year flood plain.
4. 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. (§ 406.b.6). Show the existing stormwater culverts.
5. An offer of dedication of land for the widening of existing streets and the location of the future right-of-way line for existing streets should be made (§ 406.b.14).
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 as related to the allowable services of a land surveyor as described in the Professional Engineer's Registration Law, as amended. (§ 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. If the developer proposes to impose restrictions on future lot owners by deed restrictions or covenants, the text of such provisions shall be shown on the plan, or shall accompany the plan if such text is too lengthy to place on the plan. In the latter case, a note shall be placed on the plan referencing such restrictions or covenants (§ 406.b.28). The following restrictions shall be listed on the plan in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No.2016-02:
 - No improvements, whether permanent or temporary, shall be constructed upon or within the replacement absorption area easement.
 - No permanent or temporary alterations, grading, excavation, stockpiling of any soil or any other material shall take place on or in the replacement absorption area easement.
 - During any construction or other activities, the replacement absorption area easement shall be so marked to prevent equipment with greater wheel loadings than a common garden tractor/riding mower from traveling over or operating upon the surface of the absorption area easement.
 - The final cover or improvement to every absorption area easement shall be limited to shallow-rooted plant matter.
9. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted (§ 406.e.6).
10. Planning Module for Land Development approval from the Pennsylvania Department of Environmental Protection should be submitted to the Township prior to final plan approval (§ 406.e.7). The non-building waiver notation should be removed from the cover sheet.
11. All driveways must meet the intersection safe stopping sight distance requirements set forth in § 507 .g of the Warrington Township Subdivision and Land Development Ordinance and be noted on the plans. (§ 512.a.7)
12. Prior to the opening or construction of any driveway onto a street maintained by the Township, an application for a driveway permit must be submitted to the Township together with an application fee. As part of the application process, the Township Roadmaster and/or Township Engineer will inspect the proposed driveway location to determine whether a drainage pipe is required. If a drainage pipe is required, it shall be the responsibility of the applicant to install the pipe and maintain proper drainage.
13. In addition to such filing fees, the developer shall pay the cost of:
Payment of any outstanding fees to the Township is required prior to plan

recording. (Subdivision Ordinance §806.b)

14. 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 systems. 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 permits."

A modification request was filed for Section 506.e – Street design and construction. The property owner proposes a 50 foot right of way for Spangler Road as provided and the existing cartway will remain. Spangler Road is used by two property owners. A roadway upgrade for one additional dwelling will create an undue hardship on the applicant. Motion was made by Mr. Kotz and seconded by Mr. Bensel to approve the modification request. Motion carried unanimously.

Motion was made by Mr. Kotz and seconded by Mr. Bensel to conditionally approve the plan pending Engineer comments are addressed. Motion carried.

MODIFICATION REQUESTS

Daren and Sheila Stonesifer, 355 Boring Bridge Road. Mr. and Mrs. Stonesifer purchased two lots from the James Nace subdivision along Boring Bridge Road. Lot 99 is 10.63 acres and Lot 99C is 5.62 acres. His intention is to build a single family dwelling on Lot 99C and a separate detached garage. The garage will be used for storage of equipment and tools. A modification request was received because the building is planned to be 2300 square feet and is larger than allowed by Subdivision Ordinance. The building is planned to be at the top of a hill. Surface drainage will be both directions and will not affect other properties. Motion was made by Mr. Kotz and seconded by Mr. Bensel to approve the request for modification. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

Rebecca Bradshaw
Township Secretary