

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 26, 2019, 7:00 PM

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

Staff Present: 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 April 24, 2019 meeting. Motion carried.

SUBDIVISIONS/LAND DEVELOPMENT PLANS

Kathy A. Baldwin -1570 Lisburn Road The plan proposes to re-subdivide Lots 5, 6, and 7 of a previous subdivision to create/consolidate into two residential lots and add to adjoining lands from which they were originally subdivided. Lot 5B(0.77 acres) shall be added on to Lot 2(1.29 acres), Lot 5A(1.64 acres) shall be combined with Lot 6A(0.51 acres), Lot 6B(1.06 acres) shall be combined with lot 7A(0.99 acres), and Lot 7B(0.56 acres) shall be added on to lands formerly owned by Cayce E. and Jason R. Gilbert Lot 8(1.99 acres). The lots are currently zoned Residential (R) and the proposed use of the lots is residential. Existing Lots 2 and 8 have driveway access to Lisburn Road (T-804).

Subdivision and Land Development Ordinance:

1. To create a more clear and concise subdivision plan, we would suggest that the existing Lots 2, 5, 6, and 7 first be combined into a single lot. Three separate lots could then be created as shown on the current plan with the piece currently proposed as Lot 7B being subdivided off and added on to Lot 8.
2. The applicant shall show the location of the existing well on existing Lot 8 as well as the proposed locations of the wells on the newly created lots. Each well requires the 100 foot isolation distance be shown on the plan (§ 406.b.25).
3. The applicant shall indicate the size and pipe type for the existing public sanitary sewer line (§406.b.26).
4. 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 (§ 406.b.27).

5. A signature space shall be provided for the Wellsville Sewer Authority, indicating their review and approval of the plan (§ 406.b.30).
6. The applicant shall complete a sewage planning module for the proposed lots (§ 406.e.7).
7. The public sewer indicated in the Site Data Table shall be shown as belonging to the Wellsville Sewer Authority. The consent of the Wellsville Sewer Authority shall be added to the Right-of-Way/Easement Note on the cover sheet with the consent of the Township and the Borough of Wellsville Municipal Authority.
8. 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;

Motion was made by Mr. Kotz and seconded by Mr. Barton to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Andrew and Nicolena Bryden, 925 Lisburn Road. The plan proposes to subdivide Lot 3A (1.89 acres) from existing Lot 3 (30.87 acres); and Lot 4A (1.89 acres) from Lot 4 (21.09 acres). Lot 4A (1.89 acres) will be consolidated with Residual Lot 3 (30.87 acres). Lot 3A (1.89 acres) will be consolidated with Residual Lot 4 (21.09 acres). Residual Lot 4 will then be subdivided to create Proposed Lot 4B (11.01 acres) with remaining Proposed Residual Lot 4 (10.07 acres). The lots are currently zoned Rural Agriculture (RA) and the proposed use of the lots are single family residential and vacant land, which is a permitted use by right subject to applicable standards, as required by Section 304 (Rural Agricultural Zone) of the Zoning Ordinance. Proposed Lots 4 and 4B are proposing driveway access to Lisburn Road. Mr. Bryden is requesting DEP Sewage Planning Module approval. Motion was made by Mr. Barton and seconded by Mr. Smedley to approve Component 4A of the PA DEP Planning Module for this subdivision. Motion carried unanimously.

ZONING HEARINGS

2019-02 – Craig Weaver, 47 North Street, Wellsville. Mr. Weaver is requesting a variance to Section 305 of the Zoning Ordinance to expand the existing manufacturing/storage facility that lies within the boundary of Wellsville Borough. A portion of the new addition, approximately 2 feet to 8 feet, will be in the Residential Zone of Warrington Township. Motion was made by Mr. Kotz and seconded by Mrs. Repman to recommend approval to the Zoning Hearing Board for Mr. Weaver to expand his building as requested. Motion carried.

SKETCH PLANS

Mr. and Mrs. Steve Wilson, Carlisle Road. Mr. and Mrs. Wilson requested what would be involved for them to install tiny home suites as lodging for rent for people visiting the area. Each unit would be 300-600 square feet with amenities similar to a hotel. They are planning to

use composting toilets as their means of sewage disposal. They may offer additional services such as kayak rentals. The property is in the Village Commercial Zone. The Planning Commission said some of the things that may be required could include a well with a pressure system, DEP sewage planning, a subdivision or land development plan, a Zoning Variance or Special Exception, a possible hydro-geological study.

ADJOURNMENT

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

The meeting was adjourned at 8:15 PM.

Rebecca Bradshaw
Township Secretary