RESOLUTION NO. 2023-05

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN MINOR LAND DEVELOPMENT PLAN OF LANDS OF MICHAEL T. BARR LOT 1-1 – SRO PARCEL NO. 1 – PHASE 1, PLAT BOOK 8 PAGES 87 C, D, AND E

WHEREAS, a subdivision plan entitled: *Final Plan Minor Land Development plan of Lands of Michael T. Barr Lot 1-1 – SRO Parcel No.1 – Phase 1, Plat Book 8 Pages 87 C, D, and E* (hereinafter, the "Plan"), consisting of 3 sheets, dated January 3, 2023, prepared by Mease Associates, Inc., Fred M. Henry, P.L.S., last revised March 10, 2023, has been submitted to Warriors Mark Township (hereinafter the "Township") by Michael T. Barr, owner of a parcel of land located at 1980 Ridge Road (SR 4025) ("Developer"). The parcel is identified as Huntingdon County Tax Parcel 52-05-35.5 and contains a residential structure, several outbuilding, and other site improvements on 11.99 acres. The property is located within the Resource Protection (A) and Rural Residential (RR) zoning district; and

WHEREAS, pursuant to the Plan, Developer desires to construct a second residential structure in the northwest corner of the property. The second residence will be assessed via a new driveway onto Ridge Road (SR 4025) and water and sanitary sewer services will be provided via a new individual water well and on-lot sewage disposal facilities;

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, KCI Technologies ("KCI") has reviewed the Plan, with the most recent KCI review letter being dated March 14, 2023, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "KCI Letter") wherein KCI recommends that the Township approves the Plan subject to certain conditions; and

WHEREAS, the Developer has provided a copy of a review letter from the Huntingdon County Planning Commission dated January 13, 2023; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan conditioned upon the Developer satisfying all of the outstanding comments from the February 27, 2023, review letter; and

WHEREAS, the Board wishes to grant approval to the Plan subject to the hereinafter set forth conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Warriors Mark, Huntingdon County, Pennsylvania, that the said Plan, as filed by the Developer, is hereby approved subject to the following conditions:

1. Acceptance by the Developer of the conditions of approval imposed by any other governing body which may have jurisdiction over the Plan.

2. Agreement by the Developer to obtain all required federal, state, and local permits upon final approval of the Plan by the Township, if and as applicable, prior to issuance of any building permits including, but not limited to, those relating to sewage treatment and water supply.

3. Payment by the Developer of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Developer of all professional review fees, including but not limited to attorney fees, consulting fees, and engineering fees, incurred by the Township. Said payment shall be made by Developer within thirty days of receipt by Developer of a bill for the same.

4. Complete execution of the Plan by Developer.

5. The Developer shall have thirty (30) days to either accept or reject these conditions and so notify the Township in writing. If the Developer fails to act within this time period, the Plan approval shall be rescinded automatically.

6. All comments (if any) contained in the KCI Letter being satisfactorily addressed, as determined solely by KCI.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 4th day of April, 2023.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Julie Brenneman, Secretary