RESOLUTION NO. 2018-04

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN OF LANDS OF JEAN H. VOYZEY ESTATE.

WHEREAS, a subdivision plan entitled: *Preliminary/Final Subdivision Plan of Lands of Jean H. Voyzey Estate* (hereinafter, the "Plan"), consisting of 2 sheets, dated October 20, 2017 and last revised on December 4, 2017, prepared by Mease Associates, Inc., has been submitted to Warriors Mark Township (hereinafter the "Township") on behalf of the Estate of Jean H. Voyzey (hereinafter the "Developer"), by Dawn Rae Stark, (executrix of the Estate of Jean H. Voyzey), relative to two tracts of land in the Township one of which is owned by Developer (Tax Parcel No. 52-19-23.1) and the other of which (Tax Parcel No. 52-18-11) is owned by relatives (Patrick W. & Fostine D. Voyzey) of the late Jean H. Voyzey; with the first tract (hereinafter the "First Tract") consisting of approximately 15.6 acres and the second tract (hereinafter the "Second Tract") consisting of approximately 2.0 acres; and

WHEREAS, the First Tract has frontage on both Warriors Mark Path (SR 350) and Station Road (T-603); and

WHEREAS, Developer desires to subdivide the First Tract so that each of the residential structures is on a separate lot with frontage on Warriors Mark Path; and

WHEREAS, there currently are three residential structures on the First Tract, with each of the three said residential structures having an individual septic system and public water service; and

WHEREAS, pursuant to the Plan, the three lots (Lot 1R, Lot 3, & Lot 4) are 7.78 acres, 1.43 acres and 1.08 acres respectively and all will access Warriors Mark Path via a 40' wide access and egress easement over the existing driveway, with the remaining 5.36 acres of the First Tract being combined the Second Tract (which consists of approximately 2.0 acres and is owned by Patrick W. & Fostine D. Voyzey); and

WHEREAS, the Second Tract is located within the Township's Village zoning district, has on lot sewage disposal, and a public water supply; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, Keller Engineers, Inc. ("Keller") has reviewed two versions of the Plan, with the most recent Keller review letter being dated December 18, 2017, with a copy of said second letter being attached hereto, marked as Exhibit "A" and incorporated herein by this reference (hereinafter "Keller Letter") wherein Keller recommends that the Township approves the Plan, subject however to certain terms and conditions being met by Developer; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan; and

WHEREAS, the Huntingdon County Planning Commission ("HCPC") has reviewed the Plan; 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 in writing or reject these conditions and so notify the Township in writing. If the Developer fails to so notify the Township within said thirty (30) day time period, the Plan approval shall be rescinded automatically, without any action on the part of the Township.

6. All comments contained in the Keller Letter being satisfactorily addressed, as determined solely by Keller.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 2nd day of January, 2018.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Rodney L. Marshall, Vice Chair

Mark Brown, Supervisor

ATTEST:

Julie Brenneman, Secretary

KELLER ENGINEERS
Civil • Structural • Survey

420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: (814) 696-7430
Fax: (814) 696-0150
Keller-Engineers.com

December 18, 2017 1344-92

Warriors Mark Township Board of Supervisors
P.O. Box 114
Warriors Mark, PA 16877

RE: PRELIMINARY/FINAL SUBDIVISION PLAN LANDS OF JEAN H. VOYZEY ESTATE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2

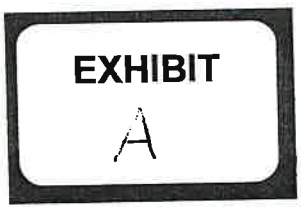
Board of Supervisors:

Per your request we have completed an initial review of the proposed *Preliminary/Final Subdivision Plan of Lands of Jean H. Voyzey Estate*. Plans were prepared by Mease Associates, Inc., and the following information was provided to our office for review at the regularly scheduled Planning Commission meeting on November 16, 2017:

- Response Letter, dated 12/5/17
- Subdivision Plans, (2 sheets) dated 10/20/17, last revised 12/4/17

INTRODUCTION

The Applicant, Dawn Rae Stark as Executrix of the Estate of Jean H. Voyzey, desires to subdivide tax parcel 52-19-23.1 located at 4394 Oak Lane. Tax parcel 52-19-23.1 is approximately 15.6 acres and has frontage on both Warriors Mark Path (SR 350) and Station Road (t-603). There are currently three residential structures on the property, each with an individual septic system and public water service. The applicant desires to subdivide the property so that each of the residential structures is on a separate lot with frontage on Warriors Mark Path. The three lots (Lot 1R, Lot 3, & Lot 4) are 7.78 acres, 1.43 acres and 1.08 acres respectively and all will access Warriors Mark Path via a 40' wide access and egress easement over the existing driveway. The remaining 5.36 acres of property will be combined with tax parcel 52-18-11 which is owned by Patrick W. & Fostine D. Voyzey. Tax parcel 52-18-11 is currently 2.00 acres with on lot sewage disposal and public water supply. The properties are located within the Village zoning district.



We conducted our review in accordance with the following Warriors Mark Township ordinances:

- Subdivision and Land Development Ordinance and amendments thereof (May 5, 1998, October 1, 1998 & November 1, 2005)

Our comments are as follows (text shown in ***bold italic*** print is the Developer/Consultant response; **bold** print is our response to the Developer):

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §403.1.3: Provide the plan scale on Sheet 2.
   12/04/17: The plan scale on Sheet 2 is located under the north arrow. **COMMENT RESOLVED.**

ARTICLE V DESIGN STANDARDS

2. §508: The plans shown the water service lateral for tax parcel 58-18-11 running through the middle of proposed Lot 1R. We recommend an easement be provided across Lot 1R for the waterline.
   12/04/17: I believe the above referenced tax parcel should be 52-18-11. A 15 foot waterline easement has been added to Sheet 2. **THE TAX PARCEL REFERENCE IN THE ORIGINAL COMMENT SHOULD HAVE STARTED WITH 52 AND NOT 58. COMMENT RESOLVED.**

ZONING ORDINANCE

3. §303.F: This section of the Zoning Ordinance requires the installation of sidewalks within the Village district. The applicant has submitted a request for exemption from the requirements of this section of the Ordinance. Modifications or deviations from the exact requirements of the Zoning Ordinance, known variances, can only be granted by the Zoning Hearing Board.
   12/04/17: Per previous plans approved within the village district the Warriors Mark Township Board of Supervisors have agreed to defer the installation of the public sidewalk until such time as public sidewalks have been installed on either of the properties adjacent to the tracts created by this plan. A note regarding BOS decision was added to the previously approved plan set. **OPEN COMMENT PENDING ACTION BY THE BOARD OF SUPERVISORS.**

GENERAL

4. Huntingdon County Planning Commission Review – submit evidence of HCPC plan review and comments.
   12/04/17: Once received a copy will be forwarded. **OPEN COMMENT.**
5. Plan Certifications – ultimately all plan certifications must be executed.
   12/04/17: All plan certification will be executed prior to final Township signatures. **OPEN COMMENT.**

This plan was reviewed for general conformance with Township Subdivision and Land Development ordinances. We do not accept any liability for any potential design errors or omissions made by the design engineer or surveyor.

By copy of this letter to the Developer we hereby advise the Developer, to the extent that the Plans fail to comply with the Township's Ordinance, the Township reserves the right to require that the Plans comply with its Ordinance.

Don't hesitate to call us with any questions you may have.

Sincerely,

Mark J. Haefner
Keller Engineers

xc: Warriors Mark Planning Commission, (via email)
W. Lee Oswalt, Solicitor (via email)
Dave Piper (via email)
Dawn Rae Stark
Fred Henry, Mease Associates, Inc. (via email)