RESOLUTION NO. 2018-09

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING A PRELIMINARY/FINAL RE-PLOT & LOT CONSOLIDATION PLAN OF LANDS OF NEIL R. SMITH AND NANCY A. SMITH, TRUSTEES OF THE NEIL R. SMITH FAMILY REVOCABLE TRUST (RE-PLOT OF TAX PARCELS 52-05-41.14, 52-05-41.15 & 52-05-48) INTO LOT 11R & LOT 12R

WHEREAS, a "*Preliminary/Final Subdivision Plan of Lands of Neil R. Smith and Nancy A. Smith, Trustees of the Neil R. Smith Family Revocable Trust (Re-plot of Tax Parcels 52-05-41.14, 52-05-41.15 & 52-05-48) into Lot 11R and Lot 12R*" prepared by Mease Associates, Inc., Fred M. Henry, PLS, consisting of one (1) sheet, dated 08/11/18 and last revised on 09/19/18, (hereinafter the "Plan") has been submitted to Warriors Mark Township (the "Township") for review; and

WHEREAS, applicant, Neil R. Smith and Nancy A. Smith, Trustees of the Neil R. Smith Family Revocable Trust ("Applicant"), owns three parcels, Tax Parcel Numbers 52-05-41.14, 52-05-41.15 & 52-05-48, identified respectively as Lots 10, 11, and 12 on the Plan, which collectively consist of, approximately, 1.82 acres, located at the intersection of Cox Lane, a private street, and Centre Line Road, also known as State Route 550; and

WHEREAS, Applicant desires to re-plot and consolidate the properties into two new lots as set forth in the Plan, such that Lots 10 and 11 become Lot 11R, consisting of approximately 1.38 acres and including the Smith residence, and such that Lot 12 becomes Lot 12R, consisting of approximately 0.44 acres and 3R and including the Lowrie School building; and

WHEREAS, the Huntingdon County Planning Commission has reviewed the Plan, has issued a comment letter regarding the same; and

WHEREAS, pursuant to Applicant's request for final approval for the Plan, the Township's Engineer, Mark Haefner of Stahl Sheaffer Engineering, LLC, has issued to the Township a review letter dated August 28, 2018, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter the "Stahl Sheaffer Letter") wherein comments are made regarding the Plan; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Applicant's request for approval of the Plan, subject to all legal conditions being met; and

WHEREAS, the Township Board of Supervisors wishes to grant conditional 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 Applicant, is hereby approved subject to the following conditions:

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

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

4. Complete execution of the Plan by Applicant.

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

6. All comments contained in the Stahl Sheaffer Letter being satisfactorily addressed, as determined solely by the Township Engineer.

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

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff

L. Stewart Neff, Chair

Rodney L Marshall

Rodney L. Marshall, Vice Chair

Mark Brown, Supervisor

ATTEST:

Julie Brenneman

Julie Brenneman, Secretary

STAHL SHEAFFER ENGINEERING

Stahl Sheaffer Engineering, LLC
301 Science Park Road, Suite 333
State College, PA 16803
814.689.1562
www.sse-llc.com

August 28, 2018

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

Re: PRELIMINARY/FINAL SUBDIVISION PLAN REPLOT AND LOT CONSOLIDATION OF LANDS OF NEIL R. SMITH FAMILY REVOCABLE TRUST
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #1

Board of Supervisors:

Per your request we have completed an initial review of the proposed Preliminary/Final Subdivision Plan Replot and Lot Consolidation of Lands of Neil R. Smith Family Revocable Trust. Plans were prepared by Mease Associates, Inc., Fred M. Henry, PLS, and the following information was provided for our review at the August 16, 2018 Planning Commission meeting:

- Warriors Mark Township Application for Plan Approval
- Subdivision Plan, dated 8/11/18
- Copy of the Zoning Review, dated 8/15/18
- Copy of Response Zoning Review, dated 8/16/18
- Copy of the Huntingdon County Application

INTRODUCTION

The Neil R. Smith Family Revocable Trust currently owns three lots located at the intersection of Cox Lane, a private street, and Centre Line Road (State Route 550). The lots are identified on the plan as Lot 10, 11 and 12 and have the following tax parcel numbers respectively 52-05-41.14, 52-05.41.15 and 52-05.48. Lot 12 includes the Smith residence and the Lowrie School building, access to both structures is via existing driveways from S.R. 550. The septic drain field for the Smith residence is located on Lot 10 and 11 and sanitary sewage for the Lowrie School is provided via a holding tank. Public water is provided to both structures. The Trust desires to replot and consolidate the properties into two new lots identified as Lot 11R and 12R. Lot 11R is proposed to be 1.38 acres and will include the Smith residence and former Lots 10 and 11. Lot 12R is proposed to be 0.44 acres and will include the Lowrie School building. The properties are located within the Village zoning district.

EXHIBIT
A

Our review was conducted in accordance with the following Warriors Mark Township Ordinances:

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

Our comments are as follows:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. A copy of the signed trust document should be submitted to the Township to verify the authority and ability to execute the Owners Certification.

GENERAL

1. Since the property is located within the Village zoning district, the installation of public sidewalks is required. Per the discussion at the August 16st Planning Commission meeting, the Consultant verbally indicated their desire to address the sidewalk issue via a note deferring the sidewalk installation until sidewalk is installed on the adjacent properties. Public sidewalk currently terminates on the Warriors Mark United Methodist Church property.
2. Provide a copy of the Huntingdon County Planning Commission review letter.
3. Plan Certifications – ultimately all plan certifications must be executed.

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

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

Please contact me at 814.689.1562 or via email at mhaefner@sse-llc.com should you have any questions or require additional information.

Sincerely,

Mark J. Haefner, P.E.
Stahl Sheaffer Engineering, LLC

XC: Neil & Nancy Smith
Fred Henry, PLS (fredhenry1@gmail.com)
W. Lee Oswalt (via email)
Dan Durbin (via email)