RESOLUTION NO. 2021-08

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE LOT ADDITION TO LAND OF ALBERT ROSSMAN AND MARY JO SPICER FROM ALLEN W. & VERNA L. HARPSTER

WHEREAS, a subdivision plan entitled: *Final Plan Lot Addition to Lands of Albert Rossman and Mary Jo Spicer from Allen w. and Verna L. Harpster* (hereinafter, the "Plan"), consisting of 1 sheet, dated March 14, 2021, prepared by John Gaudlip, PLS, last revised June 2, 2021, has been submitted to Warriors Mark Township (hereinafter the "Township") by Allen W. & Verna L. Harpster (hereinafter "Developer") relative to a tract of land in the Township owned by Developer at 1354 Dry Hollow Road, consisting of approximately 9.14 acres (Tax Parcel No. 52-03-01); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide a 0.61 acre portion of tax parcel 52-03-01 and consolidate it with Tax Parcel 52-03-01.1, which is owned by Albert Rossman et ux. Both properties are located in the RR – Rural Residential zoning district.; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, Stahl Sheaffer Engineering, LLC ("Stahl Sheaffer") has reviewed the Plan, with the most recent Stahl Sheaffer review letter being dated May 12, 2021, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "Stahl Sheaffer Letter") wherein Stahl Sheaffer recommends that the Township approves the Plan subject to certain conditions; 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 May 12, 2021 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 Stahl Sheaffer Letter being satisfactorily addressed, as determined solely by Stahl Sheaffer.

7. The Developer shall request a Planning Waiver & Non-building Declaration for approval by the Township SEO and Board of Supervisors.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 6th day of July, 2021.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Rodney L. Marshall, Vice Chair

Peter Liese, Supervisor

ATTEST:

Julie Brenneman, Secretary

STAHL SHEAFFER ENGINEERING

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

May 12, 2021

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

TRANSMITTED VIA EMAIL ONLY

Re: FINAL PLAN – LOT ADDITION TO LANDS OF ALBERT ROSSMAN AND MARY JO SPICER FROM ALLEN W. & VERNA L. HARPSTER
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2

Board of Supervisors:

Per your request we have completed a second review of the above referenced plan Plans were prepared by Gaudlip Engineering Inc., John Gaudlip, PLS, and the following information was provided for our review at the May 6, 2021 Planning Commission meeting:

- Response Letter, dated 5/6/21
- Lot Addition Plan, dated 3/2021

INTRODUCTION
Allen W. and Verna L. Harpster own a 9.14-acre (surveyed area) parcel of land at 1371 Dry Hollow Road. The parcel is identified as Huntingdon County Tax Parcel 52-03-01 and wooded lands and agricultural fields. Albert Rossman owns a 1.6-acre parcel, immediately adjacent to the Harpster property at 1354 Dry Hollow Road. The Rossman property contains a residential structure and small outbuilding and is identified a Tax parcel 52-03-1.1. The property owners desire to subdivide 0.61 acres from the Harpster property and combine it with the Rossman property. Both properties are located in the RR – Rural Residential zoning district.

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)

Blumberg No. 5137 A

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402.a: The "Site Data" notation should include the applicable information for the Rossman property.
   5/6/21: A "Site Data" notation is included for the Rossman property. **COMMENT RESOLVED.**
2. §402.l: Provide existing topographic contours at intervals of 2 or 5 feet.
   5/6/21: Existing topographic contours at 5' intervals are included. **COMMENT RESOLVED.**
3. §402.j: Identify the location of any hedgerows and tree masses including the canopy line of woodlands.
   5/6/21: A note has been added to the tree mass shown. **COMMENT RESOLVED.**
4. §402.f: Please correct the property reference to the abutting tract located north of the subject property.
   5/6/21: The property reference note on the abutting tract located north of this property has been updated. **COMMENT RESOLVED.**
5. §403.1.3: A Request for Planning Waiver & Non-building Declaration has been submitted with the plan and requires action by the Township SEO and Board of Supervisors.
   5/6/21: No comment. **OPEN COMMENT.**
6. §403.1.4: Add the following PennDOT Highway Occupancy Permit notation: Any new access via a State Highway to the lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (H.O.P.). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering, or exceeding the permitted capacity for any access connected onto a State Highway. Approval of this plan neither implies nor guarantees permit approval by PennDOT.
   5/6/21: A note has been added indicating the PennDOT permit requirement. **COMMENT RESOLVED.**

GENERAL

1. The plan shall identify the bulk requirements for the applicable zoning district.
   5/6/21: A note has been added listing the bulk requirements for this zoning district. **COMMENT RESOLVED.**
2. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   5/6/21: A copy of this letter and revised drawing is provided to Warriors Mark Township Board of Supervisors. **OPEN COMMENT.**
3. Provide a copy of the Huntingdon County Planning Commission review letter.
   5/6/21: The Huntingdon County Planning Commission review letter will be provided when available. **OPEN COMMENT.**

4. Plan Certifications – ultimately all plan certifications must be executed.
   5/6/21: Noted. **OPEN COMMENT.**

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@stahlsheaffer.com should you have any questions or require additional information.

Sincerely,

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

XC: Albert Rossman (via email)
John Gaudlip, PE, PLS (via email)
Dan Stants (via email)
Dan Durbin (via email)