

WINDSOR TOWNSHIP BOARD OF SUPERVISORS

June 21, 2010

1. The meeting of the Windsor Township Board of Supervisors was called to order by Paul Smith at 6:00 p.m.

Those present: Paul Smith, Jan Smith, Dean Heffner, Attorney Charles Rausch, Jennifer Gunnet, Kipp Allison and Deanna Coble. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. On the motion of Jan Smith seconded by Dean Heffner, the minutes of the June 7, 2010 meeting were approved. Motion carried. Three votes yes.

4. The following items of correspondence were presented:

- A. Mrs. Gunnet advised that any Form U applications that had been received from Modern Landfill would be on the counter in the rear of the room.

- B. Mrs. Gunnet advised that she has received a letter from Representative Stan Saylor in response to the letter that she had sent regarding House Bill 2431 which deals with the reorganization of local government. His letter thanked the Board for expressing their view on the Bill.

5. Residents of Kensington – Update on fences in easement areas – Alice McKie, 375 Sunbury Way, advised that she and a few other homeowners had met with Mr. Allison as directed by the Board to discuss the possibility to place fences within the storm water easements on their properties. Mr. P. Smith noted that the Board has received a report from Mr. Allison. Mr. Allison advised that he met with the homeowners to come up with some options for the placement and requirements for fencing. He noted that he did not work with Attorney Rausch yet because he first wanted to determine if the Board would entertain the idea of the fencing in the easements. He explained that they came up with two different options. Mr. J. Smith questioned if the fencing would be uniform. Mr. Allison advised that it would. He explained that the best option would be for a 4' vinyl fence that would have two 5' wide gates. He added that this gate sizing had been recommended by Mr. Trout. The gates would not have locks. Mr. J. Smith commented that he is surprised that the homeowners would not want the gate to lock. Mrs. McKie advised that it would have a latch but the purpose of the fence is to keep their dogs and children in the fenced area and keep others out. Mr. Allison stated that Mr. Trout was hesitant about allowing locks. Mr. J. Smith noted that there are universal locks.

Mr. P. Smith asked if this proposal is acceptable to the Board. Mr. Heffner stated that he is fine with it as long as there is an agreement drawn up. Mr. Allison advised that there would be an agreement and he will work with Attorney Rausch to prepare it. Mr. P. Smith asked if the note on the subdivision plan would need to be amended. Attorney Rausch advised that the agreement would address the subdivision notes. Mrs. McKie stated that the homeowners that she has spoken to have no problem signing an agreement. It was questioned how many property owners would be affected. Mr. Allison advised that almost all of the lots have an easement on them. **On the motion of Jan Smith seconded by Dean Heffner, the Board approved to allow fencing to**

be placed in the easement areas in the Kensington (Stapleton) development with the condition that each property owner enter into an agreement with the Township. Motion carried. Three votes yes. Mrs. McKie thanked the Board.

6. Travis Wine – Zoning Ordinance violation – Travis Wine, 2565 Cape Horn Road, advised that he has met with Mr. Allison regarding the Notice of Violation letters that he has received for the property he rents from Spartan Heights. He commented that he received the letter from the landowner, which was dated May 5, 2010, on June 17, 2010. He questioned if an ordinance is a law. Attorney Rausch advised that it is. Mr. Wine stated that the most recent letter he received was for a violation of Section 302.6, which he read. He commented that he feels the information in the letter contradicts itself because in one location it is worded as “registered or licensed” and in another paragraph is it worded “registered and licensed”. He added that when he met with Mr. Allison, he provided him with a copy of the registration. Mr. Allison advised that it should be worded as “or”. Mr. Wine explained that his son works on Mitsubishis and is fixing up cars. He stated that he keeps getting violation notices. Mr. Allison advised that the violation letters have been for unregistered vehicles, accumulation of junk and work without a Building Permit. Mr. Wine stated that he has asked Mr. Allison to send the letters to him. Mr. Allison noted that he is required to notify the property owner. Mr. Wine commented that the letters give a time frame to come into compliance and if he does not receive the letter he does not know that there is an issue.

Attorney Rausch advised that if he feels that Mr. Allison is interpreting the Zoning Ordinance incorrectly, he would appeal to the Zoning Hearing Board, not the Board of Supervisors. Mr. Allison noted that the property owner is not disputing the claim. Mr. Wine stated that he did not meet Mr. Holweck, the gentleman who handles the property, until a few days ago.

Mr. Wine questioned if there is an ordinance to fix cars on the property. Mr. P. Smith asked what the property is zoned. Mr. Allison advised that it is zoned C-1 and the house is a nonconforming use. Mr. Wine stated that he leased the property as commercial/residential and questioned if it could be used that way so they could continue to repair the cars there. Mr. Allison asked if he was operating a garage at the property. Mr. Wine advised that he is not and that he is just helping family members out with some repairs.

Mr. Wine stated that there were issues with the items he was selling on his property. Mr. Allison advised that this was not addressed in any letter nor was he cited for this. Mr. Wine commented that he does some wood work for additional money to help pay his bills.

Attorney Rausch advised that if he would like a copy of any violation letter sent directly to him, he must put a request in writing to the Township. Mr. Wine stated that when he received a copy of the last letter, the address was incorrect on it. He asked why Mr. Allison cannot call him when there is an issue or to work things out. Mr. P. Smith questioned why he cannot contact Mr. Allison. Mr. Wine stated that there is only one unregistered vehicle on his property now. Mr. Allison explained that this is why he is in violation.

Mr. Wine asked what can be done to keep him from receiving violation letters. Mr. Allison advised that he needs to keep in compliance with regulations and he needs to keep junk from

accumulating, keep the vehicles licensed or registered and obtain Building Permits when necessary. He added that there have been multiple violations including unattended burning. Mr. Wine stated that he set the boat on fire because the police officer told him he could. Mr. J. Smith advised that he needs to use common sense and that he cannot burn a boat. Mr. Wine noted that they burn at the car lot near his property.

Mr. P. Smith asked him how he was going to help to keep from receiving violation letters and also to come into compliance. Mr. Wine advised that he can have the car registered in approximately 2 to 3 months. The Board agreed that this is too long of a timeframe. Mr. J. Smith stated that if it was up to him, he would only give 2 weeks to come into compliance. He added that it sounds like he is running a junkyard. Mr. Allison advised that there are other properties in the Township that have received letters for the same type of violation and have rectified the situation in the allotted time.

Mr. Wine again questioned the selling of items in his yard. Attorney Rausch advised that this request needs to go through Mr. Allison. Mr. Wine stated that they sell stuff on the property across the street from him. Mr. Allison advised that the property across the street is in York Township and reiterated that he has not received a letter that addresses selling items. He noted that cannot have a commercial yard sale like he did one other time.

7. PLANS FOR APPROVAL:

A. SPRING VALLEY POOL SITE – Preliminary Land Development Plan #A-06-023 by Stahlman & Stahlman, 97 townhouses along Lombard Road – Jerry Stahlman advised that the Board had seen this plan prior when access to the property was discussed. He stated that they have now received their permits from PennDOT for street access and storm drainage and they also have DEP and York County Conservation District approvals. He added that he believes that all issues have been addressed and the plan is ready for approval.

Mr. Allison advised that they are requesting waivers for the installation of curbs and sidewalks along Lombard Road. The Windsor Township Planning Commission recommended denial of the waiver with a note on the plan stating that they must be installed within 6 months of notification by the Township. Mr. J. Smith asked if there are sidewalks in this area. Mr. Allison advised that there are not.

It was noted that a waiver was also being requested for the distance between intersections. There was discussion on the access points. Mr. Allison advised that the main entrance would match up with Navajo Drive. The other entrance would be a right-in/right-out access. C.S. Davidson and PennDOT worked on the construction of the turning barrier to help eliminate people from making a left hand turn out of this access. Mr. J. Smith asked what the separation distance is between the two access points. Mr. Stahlman advised that it is a little over 200'. Mr. Allison noted that the entire lot is not the 400' width that is required between intersections.

Attorney Rausch questioned if there is a Homeowners Association for the development. Mr. Pasch stated that there will be. Attorney Rausch advised that if the Board approves the waivers with the note as recommended by the Planning Commission, it should state that the owner is the Homeowners Association.

On the motion of Jan Smith seconded by Dean Heffner, the Board denied the waiver for the installation of curbing and sidewalks with the note that the Homeowners Association would be responsible for the installation within 6 months of notification by the Township. Motion carried. Three votes yes.

On the motion of Jan Smith seconded by Dean Heffner, the Board granted the waiver for the distance between intersections. Motion carried. Three votes yes.

Mr. Allison advised that there are no additional outstanding comments. The Board asked what the hatched line on the plan represents. Mr. Allison advised that it represents the phasing of the development. **On the motion of Jan Smith seconded by Dean Heffner, the Board approved the plan. Motion carried. Three votes yes.**

- B. **JULIA HALE – Final Subdivision Plan #00.0 by K. Eugene Shank, Inc., Kendale Road** – Jeff Shank advised that this plan is for a two lot subdivision off Kendale Road. He explained that the lot is approximately 11 acres and there are currently 2 houses and one large accessory structure on the lot. The subdivision creates a lot for each of the houses. He advised that the accessory structure will remain with the ranch style home to the rear of the property. Mr. Shank noted that a variance was granted by the Zoning Hearing Board to allow for the accessory structure to be located in the front yard. He added that the Sewage Enforcement Officer has granted his approval.

Mr. Allison advised that they are requesting waivers for the installation of curbing and sidewalks along Kendale Road. The Windsor Township Planning Commission recommended denial of the waiver with a note on the plan stating that they must be installed within 6 months of notification by the Township. **On the motion of Jan Smith seconded by Dean Heffner, the Board denied the waiver with the 6 month note put on the plan. Motion carried. Three votes yes.**

Mr. Allison advised that a Declaration of Easement is required due to having a shared access for both houses. It has been prepared by the Hale's attorney and was reviewed by Attorney Rausch. It will be recorded immediately after the plan is recorded and the Township will be supplied with a copy. **On the motion of Jan Smith seconded by Dean Heffner, the plan was approved. Motion carried. Three votes yes.**

- C. **DIRK L. & JODY POSEY AND WAYNE L. POSEY – Preliminary/Final Subdivision Plan #060111 by James R. Holley & Assoc., 3 lots along Bethlehem Church Road** – Dirk Posey stated that there are three outstanding comments on the plan but he is asking for conditional approval. Mr. Allison advised that this subdivision originally had more lots proposed than permitted. It was then changed to reduce the number of lots to 4 and then

revised again to 3 lots. The approvals that the Township has are for the plan with 4 lots and the engineer will not sign off on the plan until all of the paperwork reflects the 3 lot subdivision. It was the consensus of the Board that they would not grant a conditional approval.

8. Heather Goebeler – Red Lion Senior Center – Heather Goebeler advised that she is the Director at the Red Lion Senior Center and along with her is Julie Landis, the President of the Board of Directors. Ms. Goebeler explained the purpose of the senior center and gave statistics on funding and participation at the center. She noted that there is a study underway to determine the value of the programs for grant purposes. She stated that she currently works with Mrs. Beard from WARC and wants to keep a good working relationship with the Township. Ms. Landis added that she understands that the Board receives a lot of information and asked them to contact the center if they have any questions on the packet that was given to them.

9. Solicitor:

- A. **WTS Properties – Agreement between Windsor Borough & Windsor**

Township – Attorney Rausch advised that the Board has received a memo from Mrs. Gunnet regarding the WTS Properties proposed agreement on North Camp Street. He advised that the majority of the property is located within Windsor Township. He noted that he felt the responsibilities regarding the development needed to be sorted out. Mr. J. Smith questioned what would need to be done in order to change the municipal boundary. Attorney Rausch advised that it would be an annexation and believed that it requires a petition for a referendum that has to be signed by 5% of the registered voters from the most recent election for a Governor. The referendum would go on the ballot for a vote. It would need to be presented to the Board of Elections 90 days before the next election. This would be required for both Windsor Township and Windsor Borough.

Mr. Heffner commented that he feels the two houses that would be located in the Borough should abide by the Township's Zoning Ordinance and would be able to obtain services from the Township. Attorney Rausch advised that he feels that this could be done if handled by a joint agreement.

Mrs. Gunnet advised that she had checked to see if the Township could receive the tax revenue for these two lots but this is not legal. She noted that Windsor Borough is willing to allow the Township enforce our regulations. Mr. Allison questioned if this would include all enforcement. Attorney Rausch advised that an agreement would have to address this.

Mr. P. Smith asked what public services they would have. Mrs. Gunnet advised that they would have public water from Red Lion and public sewer from the Township. They requested that leaf collection be provided. Mr. P. Smith questioned who pays for this service. Mrs. Gunnet advised that the Township does. It was asked if the Borough could reimburse the Township the amount that the taxes would be. Mr. P. Smith commented that he feels that they should be paying the Township an amount for our services and questioned

what the Borough would be willing to pay. Mr. J. Smith stated that he is fine with the Borough receiving the tax revenue and permitting the Township to enforce our regulations.

Mr. Allison advised that the storm water management facilities will be located in the Borough. He questioned if the Township would still have the responsibility of making any repairs that may be necessary in the future. Attorney Rausch stated that a lien could be filed against the properties regardless of whether the Township or the Borough does the work. He added that this could be made part of the agreement. It was decided that Mrs. Gunnet contact the Borough to discuss a monetary contribution in exchange for services provided.

10. Township Engineer: There was nothing to report.

11. Other Business:

- A. **Zoning Ordinance amendment – Definition of developable acre and revision to the regulations on the Unenclosed storage of recreational vehicles, boats, campers, trailers and trucks** – Mr. P. Smith advised that the Board had tabled this topic at the last meeting. He asked the Board if they had any additional thoughts. Mr. J. Smith stated that he would agree to allow one vehicle for lots under one acre and a maximum of two vehicles over one acre. Mr. P. Smith questioned regulations for the loading or unloading of the vehicle. Mr. J. Smith commented that he does not feel that this can be controlled. Mr. P. Smith added that it would be allowed to be parked in the front yard anyway if it could meet setbacks. Mr. Allison questioned if he was referencing the proposed 10' behind the right-of-way line. Mr. P. Smith confirmed this.

Barbara Bell, 1270 Golden Way, advised that they had received a violation letter from Mr. Allison regarding the parking of their RV on their property. She gave the Board pictures for review. She explained that they had created a space beside their garage to allow for the parking of the RV. A neighbor complained because it was parked only 3' from the property line instead of the required 6'. She stated that she does not feel that this is an issue. Mr. J. Smith commented that the neighbor may think that it is. Mrs. Bell stated that the neighbor has a fence. Attorney Rausch questioned what the setback is for a structure. Mr. Allison advised that it would be 6' from the side in their development but it is difficult to determine where the property lines are located. Mrs. Bell stated that she does not see a difference between 3' and 6'. Mr. J. Smith commented that he personally would not want to have an RV parked within 3' of his property line. Attorney Rausch suggested requiring screening. Mr. Allison advised that none of the Ordinances in other municipalities required screening but some did require the vehicles to be placed on macadam. Mr. Heffner questioned how Mr. Allison determined that the Bell's camper was too close to the property line. Mr. Allison advised that he was basing it off of the neighbor's Building Permit which stated that the fence was located on the property line.

Attorney Rausch advised that they could apply for a variance. Mrs. Bell stated that they wanted to pursue the amendment first. Mr. Bell questioned the setback for the RV if a driveway is permitted to be within 2' of a property line. Mr. Allison advised that there are

different setbacks for a driveway than an RV. He stated that he had suggested the smaller setback to give an incentive for people to park the vehicles in the rear yard.

Mr. Heffner commented that there are not many one acre lots that are located outside of the Agricultural Zone. Mr. P. Smith commented that there are some on Windsor Road and Dietz Road. Mr. Allison advised that there are a few developments that have acre lots.

Mr. P. Smith suggested allowing 2 vehicles if the lot is over half an acre. He stated that of the developments that Mr. Allison had pulled information together on, 11 out of the 20 have half acre lots. Mr. Bell noted that their property is approximately half an acre.

Mr. Heffner asked Mr. Allison what he would recommend. Mr. Allison stated that he would recommend allowing one to be placed in the front yard a minimum of 10' behind the right-of-way line and to allow a second to be placed behind or along side the house. Mr. P. Smith asked if there would be a maximum number. Mr. Allison stated that he feels that there should be a maximum of two regardless of the lot size. He noted that in a development like Kensington, they would not have large enough lots to accommodate two vehicles. Mr. J. Smith asked about the smaller setback. Mr. P. Smith stated that he feels it should be the same as a driveway. Mr. J. Smith disagreed. Mr. Heffner stated that he was fine with the 3' setback.

There was more discussion on the lot size to allow an additional vehicle. The Board agreed to allow 1 vehicle up to half an acre and a maximum of 2 for over half an acre with the 3' side and rear setback. Attorney Rausch questioned what regulations would apply if the lot was exactly ½ an acre. It was decided that a second vehicle would be allowed at .5 acres.

Mr. Holweck questioned if it would be based on net or gross acreage. He commented that if it was based on gross, there would be more properties that would be permitted to have 2. Mr. Allison advised that the net acreage would be able to be obtained from subdivision plans but it would not for stand alone lots. Based on this, it was determined that it would have to be based on gross acreage.

On the motion of Dean Heffner seconded by Jan Smith, it was approved to base the acreage on the gross amount, allowing one vehicle up to .49 acres and two for lots over .5 acres. The first vehicle would be allowed to be placed in the front yard, a minimum of 10' behind the right of way (excluding tongue) and placed on stone or macadam. If permitted, the second vehicle would be required to be placed in the side or rear yard. The setback from property lines would be 3'. Motion carried. Three votes yes.

- B. Ambulance contract negotiation – Mrs. Gunnet advised that Mr. J. Smith had requested additional information on the number of calls and the Board has a copy of this. Mr. P. Smith commented that the previous figures are comparable to the new ones. He added that he feels that the contribution should be based on the percentage of work. Mr. J. Smith stated that he feels a 60/40 split would be acceptable to him. It was noted that based on the number of calls, the ratio is 45/55. Mr. P. Smith advised that he would like to have the exact number of

calls. Mrs. Gunnet stated that the ambulance associations are able to recoup some of their costs. Mr. P. Smith stated that the Township is contributing a much higher amount per call.

- C. Engineering/Traffic Studies – Mrs. Gunnet advised that the Township will be hosting a class on August 10th.
- D. Mr. P. Smith advised that the next Fire Chief’s meeting will be held on Thursday, June 24th at 7:00 p.m. at the Windsor Fire Company. Mr. Heffner stated that he will attend since he will be unavailable for the August meeting.
- E. Mr. P. Smith advised that the Board meeting schedule for July 5th has been cancelled. The next meeting will be on July 19th.
- F. Mrs. Gunnet advised that in the last newsletter it was asked that anyone with memorabilia from the Freysville School contact the Township. She stated that she spoke with John Farmer from Sheldon Lane and he has two blackboards that he is willing to give to the Township to display. She noted that one of them has the corner broken off. They will need to be put in framework. Mr. J. Smith questioned who did the woodwork for the bell. Mr. P. Smith advised that Gary McBrien did it and he believes he is still doing this type of work. He questioned how they could be displayed. Mrs. Gunnet suggested that they be butted together and mounted on the wall near the bell.
- G. **C.S. Davidson – Surety reductions: Kim E. Moyer & Cynthia Sarver, Pyxos Properties & Pyxos Properties – Access Drive** – Mrs. Gunnet advised that she has received requests for security reductions. She stated C.S. Davidson is not recommending a security reduction for Kim E. Moyer & Cynthia Sarver due to piping not being installed yet. C.S. Davidson is recommending a security reduction for Pyxos Properties in the amount of \$450,043.13 which would leave a balance of \$29,048.12 and for Pyxos Properties – Access Drive in the amount of \$370,567.58 which would leave a balance of \$30,296.07. **On the motion of Jan Smith seconded by Dean Heffner, the Board denied the security reduction request for Kim E. Moyer & Cynthia Sarver and approved the requests for Pyxos Properties and Pyxos Properties – Access Drive. Motion carried. Three votes yes.**
- H. Act 537 Study, Status Report #10 – Mr. P. Smith advised that the Board has received a copy of the Status Report. Mrs. Gunnet advised that the C.S. Davidson Sewage Enforcement Officer has been going on site and has found that some of the properties that have reported problems have fixed them. She stated that based on the responses, there were thought to be 99 malfunctions. Mr. P. Smith commented that he based his response on the wording in the letter, he understands how the homeowner could be confused.
- I. **2010 Junk Yard Licenses** – Mrs. Gunnet advised that Lieutenant Redifer has inspected the three junk yards located in the Township and is recommending that the licenses be renewed. She stated that the junk yards are TC Auto Salvage, Prospect Metals and APM Auto Recovery & Removal, which was previously owned by Dave Lutz and had been sold. **On**

the motion of Jan Smith seconded by Dean Heffner, the Board approved the renewal of the junk yard licenses. Motion carried. Three votes yes.

- J. Kendale force main update – Mrs. Gunnet advised that she spoke with Mr. Hess regarding the engineering work that has been completed. He is not willing to comment as to whether he can accept the work without reviewing the information. C.S. Davidson is to provide the plans to ARRO.
- K. **Early Retiree Reinsurance Program** – Mrs. Gunnet advised that as part of the Healthcare Reform Act, a reimbursement program was established to encourage employers to allow retirees between the ages of 55 and 64 to remain on the insurance policy. She explained that the employer would be responsible for all claims up to a \$15,000 deductible. Medicare would reimburse the Township 80% of any claims over that amount up to \$90,000. She noted that there is only one employee and her spouse that would qualify for program. She added that there is no cost to the Township to take part in the program but there is a \$5 billion cutoff for the program and she feels that if a decision is not made quickly, large companies may apply and the funding would be depleted. Benecon would do an actuarial study as part of the application. Mr. J. Smith questioned what period this would cover. Mrs. Gunnet advised that it would be between 2010 and 2012. **It was the consensus of the Board to apply for the program.**
- L. Mr. P. Smith advised that the Zoning Report for May.
- M. Energy Audit Update – Mrs. Gunnet advised that Met-Ed is offering up to \$2,000 toward an energy audit. She noted that the company that was used to do the infrared scan is now an approved company to perform the audit. She stated that she will apply to Met-Ed to obtain approval to have the audit done.

12. Unfinished Business

- A. Panorama Hills Pump Station – Transition Plan – Mr. Holweck advised that the escrow account started at \$414,000 and is now at approximately \$20,000. He estimated that it would cost \$150,000 to finish obtaining right-of-ways and engineering work. Mr. P. Smith asked if this includes the cost for plans to be prepared. Mr. Holweck advised that it does. Mr. J. Smith questioned if it is necessary to sit down together and go over the project in more detail. Mr. Holweck stated that he feels this would be valuable. He added that ARRO needs to look at the plans.

Mr. Holweck commented that the plans may need to be revised if the landfill wants to connect. Mrs. Gunnet advised that Modern has not made a decision at this time. Mr. J. Smith questioned how long it would take for ARRO to review the plans. He stated that the meeting could be recessed to allow for a meeting prior to the next scheduled meeting. Mrs. Gunnet advised that Modern Landfill has reduced the number of units that they could potentially need but due to the high levels of pH, they will need to obtain approval from Springettsbury Township to connect to the system. That would not take place until August.

Mr. Holweck advised that based on the new definition of “developable acre” the number of units that could be built in this drainage area would be reduced. He questioned how difficult it would be to estimate the amount of units permitted. Mr. Allison stated that he may be able to use the Land Use Assumptions report to get an average. Mr. P. Smith asked how long it would take to do this type of project. He noted that he does not want Mr. Allison’s time to be stretched and would not have a problem if it was passed to ARRO. Mr. Allison commented that the sewer study that had been previously discussed could be used. Mrs. Gunnet advised that it would not be done quickly enough. Mr. Allison stated that the quickest that he could have something would be for the August meeting.

- B. Herre Bros. – Trench drains – Attorney Rausch advised that he has been trying to schedule a meeting for mediation but is having trouble getting in contact with the attorney for Herre Bros.
- C. Mr. Heffner asked the status of the Clinton property. Mrs. Gunnet advised that the barn has not been removed yet. Attorney Rausch advised that the letter stated that they would have the work completed by June 30th. Mr. Allison noted that nothing has been submitted.
- D. George Schaffer – 235 Bahn’s Mill Road – water – Mrs. Gunnet advised that she was contacted by Mr. Schaffer and informed that he did not forward the agreement onto his attorney. She stated that he expressed his concerns with the 15 year amount and questioned what would happen if the filters would need to be replaced more often. Mr. P. Smith advised that an Executive Session needs to be held to discuss this further.

13. Public Comment – There was none.

14. Supervisors Comments – Mr. P. Smith asked the Board if they had any comments. Mr. J. Smith did not have any comments.

Mr. Heffner advised that at the Planning Commission meeting parking for the proposed CVS store was discussed. He stated that he feels that the amount of parking spaces required should be reevaluated. He commented that much of the parking lot at Windsor Commons is unused and he would rather see that as green space. This would also reduce the amount of water runoff.

Mr. J. Smith questioned what the regulations are for parking. Mr. Allison advised that one space is required per 200 square feet of building plus 1 additional for each employee on the largest shift. He stated that in the case of CVS, 81 spaces would be required. Mr. J. Smith commented that he feels that is excessive and feels 50 would be sufficient. He added that lack of parking hurts the store, not the Township. Mr. Allison noted that the storm water for the CVS will be stored underground. He advised that he could address this with a Zoning Ordinance amendment. Mr. Heffner noted that this would not help CVS but it could help with future development. Mr. J. Smith questioned how many spaces the Rite Aid has. Mrs. Gunnet stated that she did not know the amount but noted that it was done under the previous Zoning Ordinance.

Mr. Heffner advised that the driveways where the paving will take place on Camp Street are low and recommended that pictures be taken prior to the work starting to use as a reference if we receive complaints.

Mr. P. Smith advised that he did not have any comments.

15. On the motion of Jan Smith seconded by Dean Heffner, the bills were approved. Motion carried. Three votes yes.
16. The meeting of the Windsor Township Board of Supervisors adjourned into an Executive Session at 8:24 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT

June 21, 2010

Vera Miller	830 Marvell Drive York PA
Benjamin Wine	2565 Cape Horn Road Red Lion PA
Travis Wine	2565 Cape Horn Road Red Lion PA
Brett Wine	2565 Cape Horn Road Red Lion PA
Alexandra Wholaver	20 Scenic Drive Wrightsville PA
William & Tammy Tabor	205 Sunbury Way Red Lion PA
Gene & Bobbie Zimmerman	860 Zimmerman Road Red Lion, PA
Dirk Posey	285 E. Gay Street Red Lion PA
Charles Silar	1500 Windsor Road Red Lion PA
Alice McKie	375 Sunbury Way Red Lion PA
Julie Landis	Red Lion Area Senior Center
Heather Goebeler	Red Lion Area Senior Center
Barbara & Leonard Bell	1270 Golden Way York PA
Jeff Shank	K. Eugene Shank, Inc.
Jerry Stahlman	Stahlman & Stahlman
Timothy Pasch	Timothy F. Pasch, Inc.