

WINDSOR TOWNSHIP PLANNING COMMISSION
June 17, 2010

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Paul Ilyes , Charlie Wilson, Dean Heffner, J. LaRue Harvey, Kipp Allison, Connie Gladfelter, J. Michael Hess, P.E.(ARRO Engineering), Angeliaque & Dan Templton, David Koratich (LSC Design), Dan Creep (LSC Design), Lee Faircloth (Gordon L. Brown & Assoc., Inc.), Malcolm Moore Sr., Delores Moore, Matthew Allen (Bohler Engineering), Jason Mitchell (J.C. Bar Properties, Inc.).

2. The Pledge of Allegiance was recited.
3. Chairman Pilachowski asked if there were any comments from the public. There were none.
4. Mr. Heffner motioned to approve the minutes for the May 20, 2010 meeting, with a second by Mr. Harvey. Motion carried. Five votes yes.

5. No plans were submitted in June.

6. Plans tabled in May:

- A. MODERN TRANCYCLERY BUILDING – Final Land Development Plan #LDP-01 by AECOM, along Mt Pisgah Rd. Chairman Pilachowski motioned to table this plan with a second by Mr. Ilyes. Motion carried. Five votes yes.
- B. MALCOLM D., SR & DELORES F. MOORE & MALCOLM D., JR & REBECCA E. MOORE – Final Subdivision Plan #L-5349 by Gordon L. Brown & Assoc., 3 lots along Burkholder Rd. Lee Faircloth from Gordon L. Brown & Assoc. went over the plan. He states it is a simple subdivision plan. He said it is 8 acres at 1470 Burkholder Rd. He states they are adding $\frac{3}{4}$ of an acre of the 8 acres to their son's property to make 2 acres for Malcolm D. and Rebecca E. Moore. He advised they are asking for one waiver to not show the existing contours.

Mr. Ilyes motioned to grant the waiver with a second by Mr. Harvey. Motion carried. Five votes yes.

Mr. Hess and Mr. Allison went over the outstanding comments.

Mr. Heffner motioned to approve the plan, with a second by Mr. Ilyes with the following conditions:

1. The Agricultural Nuisance Disclaimer should be modified to be consistent with section 201.5.
2. Certification of ownership and dedicatory statement as well as the engineer's certification should be revised to include current signatures. Section 302.3.(i).

3. The existing right-of-way width for Burkholder Rd. should be specified on the plan Section 302.3.(f).
4. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval.
 - Section 302.3.5 ten (10') foot contour intervals.
5. Upon Board of Supervisor approval of the plan the surveyor will set owner markers. Once the corner markers are set the surveyor must sign the provided signature block; within eighty (80) days from the plan approval date.
6. Clear site triangles must be provided for all intersections and access drives.
7. Waiver to not show contour intervals was granted.

Motion carried. Five votes yes.

- C. KENSINGTON – Preliminary Phase 2 & 3 Subdivision #2005332-069 by RGS Assoc., 229 lots along Ness Rd. Chairman Pilachowski motioned to table this plan, with a second by Mr. Heffner. Motion carried. Five votes yes.
- D. TEMPLETON – Preliminary/Final Land Development Plan #2007.0034.01 by LSC Design, along E. Prospect Rd. Dave Koratick and Don Creep from LSC Design along with Angeliague & Dan Templton went over the plan. Mr. Koratick states the property is on the corner of Starview Dr. and East Prospect Rd. He advised that the plan is for a parking lot of about 16 parking spaces for the existing business that is a hair salon/office space/ storage space. Mr. Creep said they are proposing an access drive and a parking lot.

Mr. Creep states they are asking for four waivers. He said they are asking for a waiver to not install a 5 foot grass strip along Starview Dr. Mr. Allison advised that they are asking to tie into the existing sidewalk that does not have a 5 foot grass strip but a one and half foot grass strip.

Mr. Ilyes motioned to grant the waiver to allow the sidewalk to tie into the old sidewalk on Starview Dr., with a second by Mr. Wilson. Motion carried. Five votes yes.

Mr. Ilyes motioned to deny the waiver to not install curbs and sidewalks along East Prospect Rd., with a second by Mr. Harvey. A note must be added to the plan stating that within 6 months notification from Windsor Township the sidewalks and curbs must be installed on East Prospect Rd. Motion carried. Five votes yes.

Mr. Allison stated they are asking for a waiver to only do a final plan. A waiver is not required, however the title must be revised.

Mr. Creep states that they are proposing a conveyance system that dumps into an infiltration bed. He advised that it is a small area that dumps in the storm drain and an 18 inch pipe is not needed. He states that we would like to reduce the size of the pipe to 6 inches. Mr. Hess states that a 6 inch pipe could clog with debris. He advised that with an

18 inch pipe there is much less of a concern. He also said the sidewall of the inlet is only so big and an 18 inch pipe would not fit. Mr. Hess said a 6 or 8 inch pipe would work but there is a concern for clogging. Mr. Ilyes asked what percentage of the 6 inch pipe is being used. Mr. Hess stated about 70 %. Mr. Ilyes asked if an 8 inch pipe would fit into the trench drain. Mr. Creep said yes it would. Mr. Hess advised that an 8 inch would work but it is uncommon to use for a parking lot. Chairman Pilachowski asked if there was something in between. Mr. Hess said a 15 inch pipe would work but a 12 inch is also getting on the small side but better than a 6 or 8 inch pipe. Mr. Creep said they are proposing a water quality inlet which would help keep some of the debris from getting in the infiltration system via a snout. The snout will catch debris so it can be cleaned out. Mr. Hess said this system does a good job of blocking the debris. Mr. Ilyes asked where would the water go if the system is not cleaned out. Mr. Hess stated that it would go over the top of the inlet and run out onto the road like it does now.

Mr. Ilyes motioned to approve the 8 inch pipe for stormwater, with a second by Mr. Heffner. Motion carried. Five votes yes.

Mr. Hess and Mr. Allison went over the outstanding comments.

Mr. Wilson motioned to approve this plan, with a second by Mr. Heffner with the following comments:

1. Certification of ownership and dedicatory statement must be signed and notarized by owner. Section 302.1.(i)
2. An improvements guarantee is required for all proposed public improvements. An estimate should be provided for review. Section 304(d)
3. The demolition plan indicates that the existing gas pump and fill pipe are to be removed. Any work associated with the removal of these facilities, or any underground storage tanks must be in accordance with all state and federal requirements.
4. While the ordinance does not specify a maximum allowable slope for parking areas, it should be noted that portions of the parking area have a proposed grade of approximately 10% which may pose difficulties in winter maintenance, opening and closing car doors, etc.
5. Supplemental stormwater calculations have been submitted and are adequate to address stormwater concerns discussed at the Staff Meeting. The applicant should provide a full stormwater report which has been amended to include these supplemental calculations prior to final plan approval.
6. Plan title sheet indicates that the plan is for a "Proposed Building Parking Lot" but should be revised to reflect the fact that no building construction is currently proposed.
7. A waiver of Section 304.x of the Stormwater Management Ordinance was granted to permit 8 inch pipe for the stormwater conveyance system, instead of the required 15 inch pipe.
8. Waiver to not install sidewalks and curbs along East Prospect Rd. was denied. A note must be added to the plan stating that within 6 months notification from Windsor Township the sidewalks and curbs must be installed.

9. The sidewalks and curbs along Starview Dr. must tie into the existing sidewalks and curbs.

Motion carried. Five votes yes.

- E. CVS/PHARMACY – Final Land Development Plan #MD082093 by Bohler Engineering, along Lombard Rd. Matthew Allen from Bohler Engineering Jason Mitchel from J.C. Bar Properties Inc. went over the plan. Mr. Allen stated that the property is on the North East corner of Cape Horn Rd and Lombard Rd. which is zoned C-1 and is about 2 acres. He said the building is about 13,281 square foot with 81 parking spaces. He advised they need a setback variance from the Zoning Hearing Board for Susquehanna Bank. He also said they are proposing an underground stormwater system in the parking lot. He stated they are asking for one waiver of 304.b for a half (½ %) percent bottom slope for the underground system. He said the ordinance calls for a two (2%) percent bottom slope which is for a pit. He also said they are proposing a right turn lane on Lombard Rd. to Cape Horn Rd.

Mr. Heffner asked if the underground stormwater is just a pipe moving the water. Mr. Allen stated they will have infiltration to meet the BMP's requirements. Chairman Pilachowski asked how big is this pipe. Mr. Allen said it is 60 inch pipe with access manholes to clean the pipe out.

Mr. Ilyes asked if there could be less parking spaces and more grass. Mr. Allison stated it can not be done. The ordinance requires the 81 parking spaces. Discussion ensued regarding ordinance requirement for parking.

Chairman Pilachowski motioned to table this plan, with a second by Mr. Ilyes. Motion carried. Five votes yes.

- F. BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313 by Gordon L. Brown & Assoc., Inc., 12 lots along Zion Church Rd. Chairman Pilachowski motioned to table this plan along with G, H, I, J, K, L, M, N and O, with a second by Mr. Ilyes. Motion carried. Five votes yes.
- G. WOODROW JR. & CAROLYN E. WILSON – Final Subdivision Plan #060111 by James R. Holley & Assoc., Inc. 3 lots along Bethlehem Church Rd. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
- H. WILLIAM H. & MARJORIE A. DIETZ - Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A by C.S. Davidson, Inc. 4 lots along E. Prospect Rd. and Freysville Rd. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
- I. JEFFREY A. STINE – Final Subdivision Plan #07-1103-001 by Johnson, Mirmiran & Thompson Engineering, 2 lots along Freysville Rd. For action on this plan please see

BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.

- J. MEADOW CREEK – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept Inc., along Cape Horn Rd., Ruppert Rd. & Kendale Rd. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
 - K. ROCKLEDGE – Preliminary Subdivision Plan #2003-29 by Johnston & Assoc. Inc., for 24 lots along Boxwood Rd. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
 - L. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
 - M. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
 - N. CORA E. DELLER - Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., 34 lots, along Winterstown Rd., Neff Rd. and Sinclair Rd. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
 - O. SHADOW RIDGE, PHASE 1 - Final Subdivision Plan #060614, by James R. Holley & Assoc., Inc., 54 lots, along Burkholder and Blacksmith Road. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
 - P. SHADOW RIDGE, PHASE 2 - Final Subdivision Plan #060615, by James R. Holley & Assoc., Inc., 35 lots, along Burkholder and Bahn’s Mill Road. For action on this plan please see BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313. The plan was acted upon at that time.
7. Planning Commissioners comments. There where none.
8. The meeting of the Windsor Township Planning Commission adjourned at 7:16 P.M.

Respectfully submitted,

Kipp Allison
Secretary