

WINDSOR TOWNSHIP PLANNING COMMISSION
January 17, 2019

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, Dean Heffner, Charles Wilson, Todd Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Chris Owens, P.E. (Gordon L. Brown & Assoc.) and Kipp Allison

2. The Pledge of Allegiance was recited.

3. Appointments

A. Chairman – On the motion of Mr. Ilyes seconded by Mr. Kurl, Jerry Pilachowski was appointed Chairman. Motion carried. Five votes yes.

B. Vice-Chairman – On the motion of Mr. Ilyes seconded by Mr. Kurl, Charles Wilson was appointed Vice-Chairman. Motion carried. Five votes yes.

C. Secretary – On the motion of Mr. Ilyes, seconded by Mr. Kurl, Kipp Allison was appointed Secretary. Motion carried. Five votes yes.

4. Public Comment – There were no public comments.

5. The minutes of the November 15, 2018 meeting were approved with a motion from Mr. Kurl seconded by Mr. Ilyes. Motion carried. Three votes yes. Mr. Wilson & Mr. Heffner abstained as they were not present at the November meeting.

6. Taylor Estates, Phase II, Section A – Lot 1 Preliminary/Final Subdivision and Land Development Plan #L-5786 by Gordon L. Brown & Assoc., Inc., 4 lots along Ness Road & Freysville Road (10/29/18)

Mr. Owens explained this plan is proposing to combine the six (6) lots that were previously created by the Taylor Estates, Phase II, Section A – Lot 1 Final Subdivision Plan that was submitted in 2009. He explained this plan is proposing to combine the existing six (6) lots and then subdivide them into four (4) lots for single-family homes. He advised that reducing the number of lots would eliminate the need for the cul-de-sac that was previously approved.

Mr. Wilson questioned the access onto Freysville Road and if any work was previously done under the original plan. Mr. Owens advised that PennDOT would have to issue a Highway Occupancy Permit for access onto Freysville Road to be permitted. Additionally, widening of the shoulder along Ness Road was completed. Chairman Pilachowski expressed concerns regarding site distance on Freysville Road. Mr. Owens advised he felt confident that a Highway Occupancy Permit would be able to be obtained from PennDOT.

Mr. Allison reviewed his outstanding comments. He advised that the following waivers were being requested:

- Section 503.1; construction of curbs
- Section 503.2; construction of sidewalks
- Section 505.4.E; access onto a collector/arterial street
- Section 502.6.B; additional shoulder width

Chairman Pilachowski questioned the waiver request regarding the installation of curbs and sidewalks. Mr. Heffner motioned to deny the waiver for Section 503.1 and 503.2 and add the standard note to the plan requiring the installation of curbs and sidewalks within six (6) months of notification by the Township. Mr. Ilyes seconded the motion. Motion carried. Five votes yes.

On the motion of Mr. Heffner seconded by Mr. Ilyes the waiver of Section 505.4.E and 502.6.B were granted. Motion carried. Five votes yes.

Mr. Kraft reviewed his outstanding comments. Mr. Kraft expressed concern with the Subsurface Infiltration Trench discharging into the right-of-way. Mr. Owens noted that he would revise the Infiltration Trench to limit it to zero discharge.

Mr. Wilson advised that the property is already sloped and run-off would continue to drain across the site as it currently does. Mr. Kraft advised he had an overall concern about the run-off being directed towards the northern adjoining property owner. Mr. Kraft suggested creating a berm along the property line to slow run-off down, eliminating potential conflicts with the adjoining property owner. There was a brief discussion. A waiver of Section 306.R was discussed regarding stormwater grading within setbacks. Mr. Kurl motioned to allow a berm to direct stormwater within the building setbacks and to enlarge the Subsurface Infiltration Trench on Lot #4 and eliminate the discharge. Mr. Wilson seconded the motion. Motion carried. Five votes yes.

There was a brief discussion regarding the number and sizing of the trees required by Ordinance.

On the motion of Mr. Heffner seconded by Mr. Ilyes, the plan was recommended for approval with the following comments.

1. An Erosion & Sedimentation Control Plan must be reviewed and approved by York County Conservation District prior to plan approval.
2. Security must be posted prior to plan approval.
3. The Chapter 94 Report must be amended to incorporate the proposed development.
4. Section 304.2.B.31 of the Subdivision and Land Development Ordinance requires the owner's notarized signature be provided on the plan.
5. The actual safe stopping sight distance (SSSD) for the proposed driveways are incorrect and should be revised. Available SSSD for Lot 1 northbound should be checked, as 400' is just under the calculated actual distance.

6. A copy of the approved Erosion and Sedimentation Control & Post Construction Stormwater Management plans, as required by the York County Conservation District & Pennsylvania DEP, shall be provided.
7. Approval by water & electrical service providers is required and copies of all approvals shall be given to the Township.
8. A PA Department of Environmental Protection approval of a planning module or planning module exemption is required.
9. A fire hydrant is required to be installed to serve the subdivision and shall be approved by the Authorized Fire Service.
10. The Subsurface Infiltration Trench and conveyance piping are considered stormwater management facilities and shall comply with all building setback requirements. No part of the discharge structure of piping shall encroach into the setback area, which occurs on all proposed lots.
11. All earthmoving activities shall be reviewed and approved by the York County Conservation District prior to commencing work.
12. Prior to final approval of the site's Stormwater Management Plan, the property owner shall sign and record a maintenance agreement required by Section 703.A.1. An example can be found in Appendix A.

Motion carried. Five votes yes.

7. Plans tabled:

- A. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10)
- B. MEADOW CREEK TOWNHOMES – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept, Inc., along Cape Horn Road, Ruppert Road and Kendale Road. (10/1/07)
- C. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)
- D. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road & Freysville Road (12/1/12)
- E. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)
- F. BROOKFIELD CROSSING (Resubmission) – Preliminary Subdivision and Land Development Plan #2006-16A by Johnston & Assoc., Inc., 98 lots along Smith Road (11/7/17)

On the motion of Chairman Pilachowski seconded by Mr. Kurl, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion carried. Five votes yes.

8. Planning Commission Comments – There were no comments.
9. The meeting of the Windsor Township Planning Commission adjourned at 6:33 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer