

WINDSOR TOWNSHIP PLANNING COMMISSION
August 16, 2012

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, Charlie Wilson, Paul Ilyes, Dean Heffner, J. LaRue Harvey, Kipp Allison, Jennifer Gunnet, J. Michael Hess (ARRO Engineering), Atty. Stacy MacNeal, Keith Howard, Albert Howard, Greg Howard, Mike Nazmack, Licia Lehman and Steve Olkowski.

2. The Pledge of Allegiance was recited.
3. Chairman Pilachowski asked if there were any comments from the public. There were none.
4. The minutes of the July 19, 2012 meeting were approved with a motion from Mr. Wilson and a second by Mr. Heffner. Motion carried. Five votes yes.
5. There were no plans submitted in August.
6. Plans tabled in July:
 - A. SHADOW RIDGE - Final Subdivision Plan #030719 by James R. Holley & Associates for five lots along Burkholder Rd. Chairman Pilachowski motioned to table this plan along with 6 B, 6 C, 6 D, 6 E, 6 F, 6 G, 6 H and 6 I with a second from Mr. Ilyes. Motion carried. Five votes yes.
 - B. ERMA O. & RICHARD L. ROYSTON - Final Subdivision Plan #L-5448 by Gordon L. Brown & Associates for 2 lots along Elfner Road. For action on this plan, see 6 A.
 - C. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Rd. For action on this plan, see 6 A.
 - D. 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, see 6 A.
 - E. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. For action on this plan, see 6 A.
 - F. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. For action on this plan, see 6 A.
 - G. 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, see 6 A.

H. 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, see 6 A.

I. 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, see 6 A.

7. Steve Olkowski - Rezoning Request. Mr. Olkowski advised that he purchased the property at 350 Craley Rd. at the end of 2011. Since then he has purchased two (2) additional adjacent parcels. Mr. Allison distributed maps of the area including the existing zoning map and the proposed zoning map. Mr. Olkowski stated that he currently operates a salvage yard at the property and is a non-conformity in the R-1 zone. The land behind him is zoned Industrial. He asked that the Planning Commission consider rezoning his properties to Industrial as a part of the rewrite of the Zoning Ordinance. There was a discussion on what was on the properties across from him. Mr. Ilyes asked what was on the next property on the Red Lion side. It was noted that this is the General Dynamics plant. Mr. Allison asked that if the Planning Commission was considering Mr. Olkowski's request that they rezone all of the R-1 properties in front of the existing Industrial Zone to Industrial.

On the motion of Mr. Pilachowski seconded by Mr. Harvey, the Planning Commission decided to include the rezoning of Parcels HK-179 (portion on eastern side of Craley Rd.), HK-179A, HK-181C, HK-182 and HK-181B from R-1 to Industrial as a part of the rewrite of the Zoning Ordinance. Motion carried. Five votes yes.

Mr. Hess will change the proposed zoning map accordingly.

8. Mrs. Gunnet advised that a public hearing must be held before the final draft of the Zoning Ordinance can be sent to the York County Planning Commission and the Board of Supervisors. Therefore, she opened the public hearing and asked if anyone in attendance had any comments that they would like to make regarding the final draft of the Zoning Ordinance.

Attorney Stacey MacNeal advised that she would like to take this opportunity to again request that the properties owned by Albert Howard along Rt.124 and Freysville Rd. continue to be zoned R-1. She distributed maps showing the Howard properties as well as sewer and water mains in the area, the proposed zoning, a portion of the Springettsbury Township zoning map that is adjacent to Windsor Township and several aerial photographs. She reiterated that there are several reasons they feel that the properties should remain R-1. Such as access to public water and sewer and multiple roads providing interconnectivity. She added that the properties are adjacent to a medium density residential zone in Springettsbury Township. She described the development around York City as concentric circles. Windsor Township is on the cusp of development as the Township is the next area of expansion.

Albert Howard stated that he is hoping to change the Commission's stance about rezoning his property. He noted that the Pledge of Allegiance talks about liberty and justice for all. He has served

the flag but it does not appear that there is liberty and justice for all.

Licia Lehman stated that she represents the Snook Estate which is adjacent to the Howard properties. The Snook property has been farmed for years. She agrees with everything that Attorney MacNeal has said and does not have anything to add. She requested that the Snook Estate properties remain zoned R-1.

Mrs. Gunnet asked if anyone else in attendance had anything to add. No one did. She then asked the Commission members if any of them had any comments.

Mr. Wilson advised that it appears that more properties are being added to the rezoning request. Attorney MacNeal clarified that their expectation was for the entire block of properties to remain zoned R-1. Mr. Nazmack added that when the previous sketch plan was submitted, it was for the Howard and Snook properties. Mr. Wilson added that the purpose of the R-R zone is to have open space breaking up developments. Attorney MacNeal stated that if the Township is looking at creating nice looking developments then the teeth to do that should be within the Subdivision and Land Development Ordinance, not in the Zoning Ordinance.

Mr. Pilachowski advised that the Township's goal is to try to balance future growth with what we currently have. For every house built, it costs more in school district expenses than is created by taxes. He added that a sliding scale was adopted for agricultural zoned properties in an effort to limit development. Attorney MacNeal advised that these properties are going to be developed regardless of the zoning and the R-1 zone offers a more effective use of land.

Mr. Harvey advised that he disagrees with the use of the R-R zone on these properties and feels that it should remain R-1.

Keith Howard advised that last month it was asked why it should remain R-1. Attorney MacNeal has laid out the answers to that question. Mr. Wilson again stated that the R-R zone was envisioned to be a series of oasis between developments. Mr. Howard added that as you drive east on Rt.124 you cannot see Longstown Village. What you see is lawn after lawn. There is very minimal frontage for development on Rt.124.

Mr. Nazmack advised that Longstown Village has approximately 300 homes with no children attending schools. This is what he proposes for these properties. Attorney MacNeal noted that once the property is rezoned it would be open to all development. She added that nice homes do not necessarily have to be on big lots.

Being no further comment, the Public Hearing was closed.

On the motion of Mr. Heffner seconded by Mr. Wilson, the final draft of the Zoning Ordinance and the Zoning Map is recommended to be forwarded to the Windsor Township Board of Supervisors and

York County Planning Commission. Motion carried. Four voted yes. Harvey voted no.

Mr. Nazmack asked when the Board of Supervisors would be approving the Zoning Ordinance and map. He was advised that it could possibly be in November but that would depend on the comments from the York County Planning Commission.

9. Planning Commission Comments - Mr. Wilson stated that people want to live differently. Some want more land than others. An example are the houses on Ness Rd. compared to the houses on Curtis Drive.
10. The meeting of the Windsor Township Planning Commission adjourned at 7:06 P.M.

Respectfully submitted,

Jennifer L. Gunnet
Secretary