

WINDSOR TOWNSHIP PLANNING COMMISSION
September 20, 2012

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Vice Chairman Wilson, Chairman Pilachowski would arrive late.

Present at the meeting were Jerry Pilachowski, Charlie Wilson, Paul Ilyes, Dean Heffner, J. LaRue Harvey, Kipp Allison, Teresa Miller, J. Michael Hess (ARRO Engineering), Jeff Spangler (James R. Holley & Assoc.), Richard Royston, Charlie Rexroth, Jeff Bonnerwith (Gordon L. Brown & Assoc.)

2. The Pledge of Allegiance was recited.
3. Vice Chairman Wilson asked if there were any comments from the public. There were none.
4. The minutes of the August 16, 2012 meeting were approved with a motion from Mr. Heffner and a second by Mr. Ilyes. Motion carried. Five votes yes.
5. Plans submitted in September:
 - A. THOMAS E. & SUSAN D. FERGUSON – Final Subdivision Plan #12010 by Shaw Surveying, Inc. Two (2) lots along Delta Road. On the Chairman Pilachowski motioned to table this plan along with 6C, D, E, F, G, H & I, with a second by Mr. Ilyes. Motion carried. Five votes yes.
6. Plans tabled from previous month:
 - A. SHADOW RIDGE - Final Subdivision Plan #030719 by James R. Holley & Associates for Five (5) lots along Burkholder Rd.

Mr. Jeff Spangler advised that the intention of this plan is to supersede the previously tabled Shadow Ridge, Phases 1 and 2. This plan is for four (4) building lots and one (1) agricultural lot.

Mr. Hess advised there were three (3) waivers that should be addressed prior to approval. The first is a waiver to provide a preliminary plan per Section 202. On the motion of Mr. Wilson seconded by Mr. Heffner, the waiver was granted.

The second is a waiver to provide a maximum of four (4) lots fronting onto existing roads per Section 404.d. Mr. Hess explained that this plan has total of five (5) lots fronting on several different roads. On the motion of Mr. Heffner seconded by Mr. Harvey, the waiver was granted.

The third is a waiver to provide a connection to public sanitary sewer within 1,000 ft. of a proposed subdivision per Section 406.1. Mr. Spangler explained that public sewer was available on Burkholder Road however in order to connect to public sewer the lots would need to be pumped across Burkholder Road to the opposite side and PennDOT will not allow a force main to be placed in their right-of-way. On the motion of Mr. Ilyes seconded by Mr. Harvey, the waiver was granted.

Mr. Hess & Mr. Allison reviewed their outstanding comments for this plan. In addition to his comments, Mr. Allison also noted that the plan showed a duplicate note under the site data regarding the slope of the driveways and asked that one of the notes be removed. Mr. Spangler advised one of the notes would be removed.

On the motion of Mr. Ilyes seconded by Mr. Wilson, the plan was approved with the following comments:

1. The owner certification blocks must be completed prior to final plan approval. (S302.3.i)
 2. A public improvements security estimate has been submitted for review. In accordance with the attached estimate, we recommend that financial security be provided in the amount of \$72,424.00. Security must be posted prior to plan approval for the required shoulder excavation and bank removal.
 3. The Existing Conditions sheet indicates encroachments onto the subject property from multiple adjacent properties. The applicant has indicated that all of the subject encroachments are to be moved or removed. Any such work must be completed prior to final plan approval.
 4. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the BOS prior to plan approval. Approval dates must be provided on the plan.
 - Section 202; Submission of Preliminary Plan
 - Section 404.d; number fronting public roads
 - Section 406.1; requirement to extend/connect to public sewer w/in 1,000 ft. of existing sanitary sewer service.
 5. Planning Modules must be approved prior to plan approval.
 6. In lieu of widening the Township is requesting the excavation of a 3' shoulder and bank removal along Bahns Mill and Blacksmith Roads. A detail and specifics regarding the excavation and bank removal will be finalized with the Public Works Director.
 7. The DEP "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval for Lot #1.
 8. Prior to final plan approval by the Board of Supervisors a letter must be submitted withdrawing all previously presented and approved plans related to this plan. In addition, the letter must address the intent to withdraw the reserved sewer capacity.
 9. Windsor Township reserves the right to make any additional comments.
- B. ERMA O. & RICHARD L. ROYSTON - Final Subdivision Plan #L-5448 by Gordon L. Brown & Associates for two (2) lots along Elfner Road. Mr. Bonnerwith advised the purpose of this plan is to subdivide 22.713 acres (lot 2) from Mr. Royston's property in order to convey it to Mr. Rexroth who will combine it with his existing 1.879 acre lot (lot 3).

Mr. Hess advised there was one (1) waiver that should be addressed prior to approval. Mr. Hess advised the applicant was requesting a waiver to provide contours at an interval of two feet per section 302.3.k. On the motion of Mr. Heffner seconded by Mr. Wilson, the waiver was granted. Mr. Hess & Mr. Allison reviewed their outstanding comments for this plan. On the motion of Mr. Ilyes seconded by Mr. Heffner, the plan was approved with the following comments:

1. The engineer, surveyor, and owner certification blocks must be completed prior to final plan approval. In addition, an owner's certification block should be provided for Rexroth.
 2. A "Request for Planning Waiver and Non-Building Declaration" must be approved prior to final plan approval.
 3. Lower Windsor Township should be advised that a portion of the summer kitchen on lot 1 would be located in the proposed right-of-way on Graham Lane.
 4. Because the subject plan proposes a subdivision line within Lower Windsor Township, the plan should not be recorded until both municipalities grant subdivision approval.
 5. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the BOS prior to plan approval. Approval dates must be provided on the plan.
 - Section 302.3.k; provide existing contours at 10' intervals
 6. Please provide contours on the plan. Ten (10') foot contours must be shown on the plan per Section 302.3.k of the Subdivision Ordinance.
 7. The plan must be reviewed/approved/signed by the Lower Windsor Township Board of Supervisors prior to final plan approval by the Windsor Township Board of Supervisors.
 8. Please provide the Township with a copy of the conservation plan identifying compliance with the York County Conservation District and standard agricultural practices.
- C. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., two hundred twenty nine (229) lots along Ness Rd. For action on this plan see 5A.
- 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 5A.
- E. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for seventy-one (71) lots along Smith Road. On the motion of Chairman Pilachowski seconded by Mr. Ilyes, the Planning Commission tabled this plan. For action on this plan see 5A.
- F. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., thirty-two (32) lots along Snyder Corner Road. For action on this plan see 5A.

- G. CORA E. DELLER - Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., thirty-four (34) lots, along Winterstown Rd., Neff Rd. and Sinclair Rd. For action on this plan see 5A.
- H. SHADOW RIDGE, PHASE 1 - Final Subdivision Plan #060614, by James R. Holley & Assoc., Inc., fifty-four (54) lots, along Burkholder and Blacksmith Road. For action on this plan see 5A.
- I. SHADOW RIDGE, PHASE 2 - Final Subdivision Plan #060615, by James R. Holley & Assoc., Inc., thirty-five (35) lots, along Burkholder and Bahn's Mill Road. For action on this plan see 5A.
- 7. Mr. Wilson advised he learned that on September 27th the York County Planning Commission will be holding two (2) sessions to discuss their recent update. He advised he would be attending the afternoon session and anyone that was interested was welcome to attend as well. Mr. Allison advised he thought this was going to be a "Long Range Planning Session" and would be attending the morning session.
- 8. Mr. Allison advised that the rewrite of the Zoning Ordinance had been submitted to the York County Planning Commission. The Ordinance is on the agenda for the York County Planning Commissions upcoming meeting that is scheduled for October 2nd. Mr. Allison advised he has spoken to Terri Ruby, who is reviewing the Ordinance and as of now she does not have any major concerns. Mr. Allison advised he would be attending the meeting that will be held at 7:30 p.m. at the 911 Center.
- 9. The meeting of the Windsor Township Planning Commission adjourned at 6:39 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer