

WINDSOR TOWNSHIP PLANNING COMMISSION

May 15, 2014

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, Charles Wilson, Dean Heffner, J. LaRue Harvey, Paul Ilyes, Kipp Allison, Teresa Miller, John Klinedinst, P.E. (C.S. Davidson), Jason Brenneman, P.E. (James R. Holley & Assoc.), Mike Nazmack, Chris Schwab (TRG), Lee Faircloth, P.E. (Gordon L. Brown & Assoc.).

2. The Pledge of Allegiance was recited.
3. Public Comment – There was no public comment.
4. The minutes of the March 20, 2014 meeting were approved with a motion from Mr. Harvey seconded by Mr. Wilson. Motion carried. Five votes yes.
5. Crestview Mobile Home Park – Waiver Request

Mr. Faircloth explained that the owner of Crestview Mobile Home Park is requesting a waiver of Section 611.1 of the Subdivision and Land Development Ordinance that requires 30' side yard setbacks between mobile homes. Mr. Faircloth advised that waivers for two mobile homes lots are being requested. The first is for 303 Robin Drive and they are requesting approval to reduce the setback to 25' on both sides of the mobile home. The second is for 204 Blue Jay Drive where they planning on installing a double wide mobile home and are requesting to reduce the setback to 27' on one side, the lot originally was set up for a single wide mobile home.

Mr. Allison advised that in the revised draft of the Subdivision and Land Development Ordinance the recommendation to change the side yard setbacks to 25' was proposed.

On the motion of Mr. Ilyes seconded by Mr. Wilson the waiver to reduce both side yard setbacks at 303 Robin Drive to 25' and one side yard setback at 204 Blue Jay Drive to 27' was granted. Motion carried. Five votes yes.

6. Howard/Snook Properties (East/West) – Review of PennDOT comments/approval letter

Chris Schwab advised he was present this evening to speak to the comments from PennDOT regarding the Transportation Impact Study. Additionally, he is hoping to get a favorable recommendation for their proposed improvements from the study.

Mr. Schwab explained the intent of the Howard/Snook plans. He advised the Traffic Study was done based on the homes in the development being built and sold as Single Family Homes and not as an Age-Restricted community. Mr. Schwab reviewed his letter to PennDOT addressing their comments.

Mr. Heffner questioned the future of the existing Country-By-Way. Mr. Schwab advised that it would be integrated into the future development and the new street would align with Nina Drive. Mr. Schwab also advised there would be no access to Mountain Road from the new development due to safety issues at the intersection of Mountain Road and

East Prospect Road. Mr. Harvey asked if there was a proposed traffic light at Nina Drive. Mr. Schwab advised no. Discussions ensued related to the lengths of auxiliary lanes proposed for East Prospect and the intersection with Nina Drive.

Mr. Schwab spoke to the proposed signal for the intersection of East Prospect and Freysville Roads. They propose a signal with left turn lanes on East Prospect Road. Mr. Heffner advised that he felt that left turn lanes should be added to the North and South bound sides of Freysville Road. Mr. Schwab advised that the traffic study showed there was minimal traffic on Freysville Road that was making left turns. Mr. Heffner felt that with increased homes in this area that more traffic would be generated presenting the potential for an increase in left turns. Mr. Schwab advised that the proposed traffic light would take care of the additional traffic flow. Mr. Ilyes questioned the traffic volume on East Prospect Road and suggested that the 75' turning lane heading West on East Prospect Road be shortened and the turning lane heading East be lengthened. Mr. Schwab advised that making it 100' wouldn't be an issue, the road was wide enough to accommodate possible stacking of cars waiting to turn left. Additionally, the light on East Prospect Road would be green approximately 60% to 70% of the time so the number of cars sitting will be minimal.

Mr. Ilyes asked Mr. Klinedinst for his opinion. Mr. Klinedinst advised he did not see a problem with the way the traffic improvements were proposed. Mr. Schwab advised that the turning lanes being proposed were not warranted based on the volume of traffic but were being proposed for safety reasons.

Mr. Nazmack advised that the future development was being proposed as a Senior Development with a Home Owners Association and Single Family Condominiums. He commented that the prospective homeowners would likely be Senior Citizens and would not be traveling on either road during peak hours so there shouldn't be an increase in traffic during peak hours. Mr. Allison advised the Commission that they should not look at the proposed traffic improvements based on this being a Senior Community.

Mr. Allison advised the Planning Commission that PennDOT is looking for a letter from the Township showing support of what is being proposed and that is the purpose of the presentation this evening. He advised that at the staff meeting it was decided that a recommendation from the Planning Commission was needed before the information was presented to the Board of Supervisors for approval. Mr. Allison also advised that the staff supported the proposed improvements. Mr. Klinedinst advised that his comments from the staff meeting had been added to the proposed improvements and he was ok with what was being proposed.

Mr. Ilyes advised that he agreed with Mr. Heffner that left turn lanes should be added to Freysville Road at the signal. Mr. Nazmack advised that widening Freysville Road could be a problem due to neighboring wetlands.

Chairman Pilachowski, Mr. Harvey & Mr. Wilson all recommend the proposed improvements as they were presented. Mr. Heffner & Mr. Ilyes recommended left turn lanes be installed on Freysville Road at the proposed signal at the intersection with East Prospect Road.

May 15, 2014

7. Plans tabled:

- A. MIA BRAE INDUSTRIAL PARK – Preliminary/Final Land Development Plan #011231 by James R. Holley & Assoc., Inc., extension of Boxwood Road across Route 74 (Delta Road) (6/1/13) - On the motion of Chairman Pilachowski seconded by Mr. Wilson this plan along with 7B, 7C, 7D, 7E, 7F, 7G and 7H were tabled. Motion carried. Five votes yes.
- B. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road and Freysville Road (12/1/12) – For action on this plan see 7A.
- C. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12) - For action on this plan see 7A.
- D. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10) - For action on this plan see 7A.
- E. MEADOW CREEK TOWNHOMES – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept, Inc., along Cape Horn Road, Rupert Road and Kendale Road. (10/1/07) - For action on this plan see 7A.
- F. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07) - For action on this plan see 7A.
- G. COOL COUNTRY PROPERTIES – Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. (8/1/06) - For action on this plan see 7A.
- H. CORA E. DELLER – Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., 34 lots along Winterstown Road, Neff Road and Sinclair Road. (8/1/06) - For action on this plan see 7A.

8. Subdivision and Land Development Ordinance Amendment Discussion – Mr. Allison advised there was no update at this time.

10. Planning Commission Comments – There were no comments.

11. The meeting of the Windsor Township Planning Commission adjourned at 6:33 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer