

WINDSOR TOWNSHIP PLANNING COMMISSION
October 20, 2016

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

Present at the meeting were Charles Wilson, Todd Kurl, Dean Heffner, Jerry Pilachowski (arrived at 6:04), Kipp Allison, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Byron Trout, P.E. (Gordon L. Brown & Assoc), Steve Olkowski, Mark Myers (TeamAg), Charlie Rexroth

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of September 15, 2016 meeting were approved with a motion from Mr. Kurl seconded by Mr. Wilson. Motion carried. Two votes yes. Mr. Heffner abstained from voting due to not being at the September meeting.
5. RED LION SALVAGE, LLC & STEPHEN E. OLKOWSKI – Final Subdivision Plan # L-5639 by Gordon L. Brown & Assoc., Inc., combine 4 lots along Craley Road

Mr. Allison explained that the Subdivision and Land Development Ordinance requires a 150' clear site triangle and the Zoning Ordinance requires a 75' clear site triangle. He advised that if they did not want to do the 150' clear site triangle than they would need to ask for a waiver and would than need to comply with the 75' clear site triangle required by the Zoning Ordinance.

Mr. Trout advised they would like to request a waiver of Section 502.5.F of the Subdivision and Land Development Ordinance for the requirement of 150' clear site triangle. He advised that a revised plan has already been submitted showing a 75' clear site triangle that is permitted in the Zoning Ordinance. On the motion of Mr. Wilson seconded by Mr. Kurl the waiver was granted. Four votes yes.

6. CHARLES REXROTH – Final Land Development Plan #3578-15-01 by TeamAg., Inc., for proposed Turkey Barns along Elfner Road (5/18/16)

Mr. Myers explained the purpose of the plan was to add two additional turkey barns to Mr. Rexroth's existing property. He advised that a Special Exception had been approved in 2015 to allow the operation of a turkey farm at this location.

Mr. Myers advised that the outstanding comments from Mr. Kraft & Mr. Allison had been reviewed and would be addressed prior to final plan approval by the Board of Supervisors.

Mr. Myers advised the following waivers that were being requested:

1. Waiver of Section 305.2.B of the Subdivision and Land Development Ordinance for the scale of the drawing. Mr. Myers advised that due to the large size of the tract they are unable to show the plan in a 1:50 scale and still be able to show all the improvements and neighboring properties. He advised that the plan was being presented in a 1:150 scale.
2. Waiver of Section 306.Q of the Stormwater Management Ordinance for the size of the side slopes for the proposed stormwater basin. Mr. Myers advised that the ordinance requires a 4:1 slope and they are proposing a 3:1 slope. Mr. Kraft advised that he did not see a problem with this.
3. Waiver of Section 304.2.B.33 of the Subdivision and Land Development Ordinance requiring building elevations to be shown on the plan. Mr. Myers advised that they would like to defer the requirement for providing elevations until such time that a Building Permit is issued for the construction of the building. Mr. Kraft & Mr. Allison advised that there was no problem with requiring elevations at the time a Building Permit was issued.
4. Waiver of Section 306.2.A of the Subdivision and Land Development Ordinance requiring a water facility study. Mr. Myers advised the property currently has two wells. He advised the house uses one of the wells and the existing barn has its own well. He advised they are estimating the daily water use will be approximately 1,500 gallons per day. Mr. Kraft advised he would like to see more information for the existing wells to show that they are adequate for what is being proposed.
5. Waiver of Sections 304.2.B.27 and 502.B.8 of the Subdivision and Land Development Ordinance requiring property markers be placed. Mr. Myers advised that the property was surveyed in 2002 and the property markers that were placed at that time are shown on the plan. He advised that the proposed location for the turkey barns is at least 185' from the nearest property line and they feel the existing markers are sufficient. Mr. Kraft advised that it appears there is an alignment issue with the property line along Burkholder Road. There was a brief discussion regarding the property line along Burkholder Road.

On the motion of Mr. Heffner seconded by Mr. Wilson the following waivers of the Subdivision and Land Development Ordinance were granted:

- Section 305.2.B; Plan Scale
- Section 304.2.B.33; Proposed Building Elevation
- Section 306.2.A; Water Facility Study
- Section 304.2.B.27 & 502.B.8; Setting property markers

Motion carried. Four votes yes.

On the motion of Mr. Kurl seconded by Mr. Wilson the following waiver of the Stormwater Management Ordinance was granted:

- Section 306.Q; 4:1 Side Slope for Stormwater Basin

Motion carried. Four votes yes.

On the motion of Mr. Wilson seconded by Mr. Kurl the plan was recommended for approval with the following comments:

1. A water justification letter must be provided showing there is adequate water available.
 2. The following waivers must be granted:
 - Section 305.2.B; Plan Scale
 - Section 306.Q; 4:1 Side Slope for Stormwater Basin
 - Section 304.2.B.33; Proposed Building Elevations
 - Section 306.2.A; Water Facility Study
 - Section 304.2.B.27 & 502.B.8; Setting Property Markers
 3. Security must be posted prior to plan approval for the proposed Stormwater controls.
 4. An agreement and funds must be posted as required for the Municipal Stormwater Maintenance Fund.
 5. Benchmark locations shall be added to the Final Plan, which will be recorded as part of the Land Development.
 6. Erosion & Sedimentation Control Plans and Post-construction Stormwater Management Plans are required by the York County Conservation District. A copy of all issued environmental earth disturbance permits shall be provided to the Township.
 7. The Stormwater infiltration basin shall be designed to have a 1 foot minimum freeboard.
 8. Rip-rap apron calculation shall be provided within the Stormwater Management report.
 9. Windsor Township reserves the right to make any additional comments.
7. Plans tabled:
- A. 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) – On the motion of Chairman Pilachowski seconded by Mr. Heffner this plan along with 7B, 7C, 7D, 7E and 7F were tabled. Motion carried. Four votes yes.
 - B. 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.
 - C. 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.

- D. 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) - For action on this plan see 7A.
 - E. 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.
 - F. 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.
7. Planning Commission Comments – There were no comments.
8. The meeting of the Windsor Township Planning Commission adjourned at 6:39 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer