

WINDSOR TOWNSHIP PLANNING COMMISSION
September 21, 2017

1. The meeting of the Windsor Township Planning Commission was called to order at 6:04 P.M. by Chairman Pilachowski

Present at the meeting were Chairman Jerry Pilachowski, Charles Wilson, Dean Heffner, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller, Chris Schwab, P.E. (TRG, Inc.) & Jason Brenneman, P.E. (James R. Holley & Assoc.)

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the May 18, 2017 meeting were approved with a motion from Mr. Wilson seconded by Mr. Ilyes. Motion carried. Four votes yes.
5. Plans for Discussion

- A. 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)

Mr. Brenneman advised there have been several changes with the plan since the original submission. He advised that the access road that was originally proposed from Stonewood Road into the development had been removed. He advised that the Mountain Road realignment will no longer come out to East Prospect Road and the plan was updated to show an access from Mountain Road directly into the development eliminating the current intersection at East Prospect Road.

Mr. Brenneman advised that he was looking for recommendations from the Planning Commission regarding phasing of the development as well as the National Pollutant Discharge Elimination System (NPDES) and Erosion & Sediment (E&S) Permits. He advised that the Municipalities Planning Code (MPC) typically looks at phasing requirements as 25% of the project or no more than 25% of the unfinished lots. He advised that the Township has the ability to waive this requirement. Mr. Brenneman advised that the developer is proposing smaller phases so that he can get financing. He advised that proposed Phases 1 through 11 on the West side of Freysville Road would be completed prior to any construction taking place on the East side.

Mr. Brenneman advised that once construction began and the proposed entrance along East Prospect Road was installed there would be an issue with meeting the requirements for the distance between intersections for this new road and the existing Country-By-Way. He advised that after review they felt it would take approximately 8 months before the existing entrance to Country-By-Way from East Prospect Road could be closed. Mr. Ilyes questioned why when construction began Country-By-Way couldn't just be extended across to meet the new access that was being installed from East Prospect Road. Mr. Brenneman advised he believed that was the plan. Mr. Allison advised there were other conditions that would drive putting the road in as

well. He advised that the installation & connection to utilities may require the area to be dug up and the road to be installed relatively quickly once development begins.

Mr. Ilyes stated that he did not like the idea of the two intersections being so close together. Mr. Allison advised discussions would need to take place with PennDOT regarding the timing.

Mr. Wilson asked what they were hoping to get from the Commission this evening. Mr. Brenneman advised they were just looking for feedback on what is being proposed and not any specific approvals.

Mr. Brenneman advised there are several issues regarding the phasing they would like feedback on now. He advised that if they tie into Country-By-Way right-of-way with Phase 1 and Phase 2 it would need to be widened per requirements from the Township which would be costly. They are looking to see if this improvement is needed upfront or can they wait. In addition, he advised they are proposing that when they construct Phase 11 the developer is contemplating a temporary paved access out to Mountain Road in hopes of further dividing Phase 11. He advised that Phase 4 proposes the realignment of Mountain Road.

Mr. Brenneman advised that the Pennsylvania Department of Environmental Protection (DEP) has changed requirements for the submittal of an NPDES permit since the plan was originally submitted. He advised that initially they would have been required to submit a General Permit through the York County Conservation District, however because of the creek and wetlands the site drains to DEP is requiring an Individual permit. DEP advised that the NPDES permit could be submitted in phases. Mr. Brenneman asked the Commission if they would consider accepting the NPDES permit in Phases.

Mr. Wilson asked how long it would take to complete the project. Mr. Brenneman advised the builder was hoping to do approximately 40 units per year.

Mr. Allison advised that the Township has not seen subdivisions in the past that had this amount of proposed phases nor has he seen the phasing of permits. He advised that the Township is working with the developer to organize the phases so that they are done in the proper way.

Mr. Kraft asked if the Commission was ok with temporary access roads being installed instead of cul-de-sacs. Mr. Ilyes asked if the proposed lots to the east side of Phase I would require improvements to Country-By-Way. Mr. Brenneman advised yes. Mr. Ilyes advised he did not see a problem with temporary access roads.

Mr. Heffner asked how the utilities would be handled. Mr. Brenneman advised the lines would be stubbed. He advised they were still working on how the utilities would be installed. Mr. Ilyes asked if the sewer connection would require a pump station or be gravity fed. Mr. Allison advised it would be gravity fed.

Chairman Pilachowski asked what would happen to the abandoned section of Mountain Road. He questioned whether any of the existing houses would need access from the abandoned section. Mr. Allison advised that one house has a driveway that uses the section proposed to be abandoned. He advised that access would need to be provided to that property.

Mr. Ilyes questioned the proposed layout for Phases 9 & 10. Mr. Brenneman advised that the location of Phases 9 & 10 would be switched so that Phase 9 would create a second access to Country-By-Way eliminating a temporary cul-de-sac.

Mr. Brenneman asked if the Planning Commission would be agreeable to a temporary access through Phase 11 out to Mountain Road. Mr. Ilyes asked what the access would be used for, he questioned if it was strictly for equipment and heavy trucks. Mr. Brenneman advised no, it would be accessible to anyone that wanted to use it. He advised it would be constructed with the specifications required for any public street.

Mr. Allison questioned how the plan would be submitted, he asked if preliminary approval would be requested on a phase by phase basis or if the entire plan would be submitted at one time for approval. Mr. Brenneman advised it was his belief that they intended to submit the entire plan at one time but wasn't sure if that included the phases located on the East side of Freysville Road.

Mr. Brenneman asked if the Planning Commission would be open to approving a Preliminary Plan if the NPDES and E&S permits were done in Phases, or if they would want the entire NPDES and E&S plans approved by the York County Conservation District. Mr. Kraft explained that any plans submitted would be submitted with current standards required by the Township and by DEP. He advised that a permit is good for five (5) years, following the five (5) years the permit would need to be renewed and any changes that occurred with the state during that window would have to be complied with. He advised it was his opinion that there wasn't a drawback to allowing the permitting to be done either way. Mr. Ilyes asked what the cost of the permit would be. Mr. Brenneman advised he thought it would be about \$40,000 to \$60,000.

Mr. Schwab advised the original traffic study was done in 2014 that summarized what was recommended. He advised that PennDOT approved the study and upon approval by PennDOT the improvements that were recommended had to be done. Mr. Schwab advised that one of the improvements was the installation of left turning lanes in both directions at the proposed entrance of Country-By-Way on East Prospect Road, realigned with Nina Drive. He advised that the second improvement was the requirement of a traffic signal at the intersection of East Prospect Road and Freysville Road. He advised that Representative Saylor is requiring left turn lanes be installed from all approaches which has resulted in an increase in the cost. He advised that this increase in cost is what is driving the developer's request to postpone the installation of the light.

Mr. Schwab advised that the 2014 Traffic Study showed that the light was marginally warranted due to traffic volume. He advised that at the end of August they went out and did a new count of the traffic volume and found that traffic had increased a little and that the warrants from the 2014 Traffic Study that showed a traffic light was needed were still being met.

Mr. Schwab advised that the developer is proposing construction of approximately 125 units on the West side of Freysville Road before being required to install the traffic light. He advised they didn't think traffic would come out of the development onto East Prospect Road to go to Freysville Road and make a left. They felt that traffic from within the development would most likely use Country-By-Way to access Freysville Road and head north especially if Country-By-Way was improved.

Mr. Schwab advised that in order to present the request for a delay to install the light to PennDOT they would like approval from the Township. Mr. Schwab advised the 2014 Traffic Study was approved, but a study is only good for three years. He advised that the Traffic Study would need to be resubmitted to PennDOT with the updated traffic counts. He advised that PennDOT would not automatically accept the request to delay the installation of the traffic light but it would be helpful if they had Township support. Mr. Schwab advised that the reason PennDOT cannot accept the request for delay is because a Traffic Signal Warrant Study and a Resolution from the Township was never submitted to PennDOT so the light is not warranted at this time. Mr. Allison asked if there was a timeframe once the study and Resolution was submitted. Mr. Schwab advised two (2) year.

Mr. Allison asked what happens if 125 units don't get built. Mr. Schwab advised that there would need to be a deadline set for the installation of the light whether 125 units were built or not. Mr. Ilyes asked how many phases it would take to get to 125 units. Mr. Brenneman thought it would be about four (4) phases. Mr. Kraft advised he thought it would be more like seven (7) phases based on the drawing he has been given.

Mr. Wilson advised that in his experience he felt that the traffic traveling East and West along East Prospect Road was greater than the traffic moving North and South on Freysville Road. It was his thought that the speed limit on East Prospect Road didn't warrant a light and the intersection could maybe be better served by the installation of a four-way stop sign. Mr. Schwab advised that a four-way stop sign would work based on the volume of traffic but it was not favorable four years ago when original discussions were held. Mr. Ilyes advised that he agreed with Mr. Wilson; however he felt that a light should be required at the proposed entrance to the new development and the existing Nina Drive. Mr. Schwab advised that the proposed entrance and the existing Nina Drive entrance do not produce enough traffic entering onto East Prospect Road to warrant the installation of a light at this location.

Mr. Kraft advised that as it stands today this intersection would warrant a four-way stop sign based on the traffic volume. Mr. Schwab agreed that the intersection did meet warrants for a four-way stop sign as constructed today, but it would need to be determined if a four-way stop was justified. Mr. Kraft advised that at the staff meeting

it was discussed whether to install a four-way stop sign in conjunction with Phase I and then require the light be installed either once the 125 units were constructed or the set timeframe for installation was due to expire. Mr. Schwab advised to do this a request would need to be submitted to PennDOT who would then have to determine if they agreed. Mr. Schwab advised that PennDOT typically is more apt to agree when the Township is also on board with the request. There was a brief discussion regarding the PennDOT permitting for the traffic light.

There was a brief discussion regarding the flow of traffic and the amount of traffic traveling within the intersection. Mr. Ilyes advised he didn't feel the amount of traffic at this intersection would increase even after the development was completed.

Mr. Heffner that he was ok with setting a timeframe for requiring the light to be installed.

Mr. Kraft advised that he would recommend Traffic Impact fees be collected when a Building Permit is issued and stored in an account until the traffic light was installed. Mr. Brenneman asked if the Traffic Impact fees would be in addition to the Bond that was being held. Mr. Kraft advised yes. There was a brief discussion regarding the Bond and Traffic Impact fees.

Mr. Wilson asked who you anticipate to buy these homes as the economy is not like it used to be. Mr. Brenneman advised they are looking to build for an older community but not necessarily making the development a 55 and over community.

It was the consensus of the Planning Commission that the traffic light could be delayed with a resolution requiring the light to be installed within a 3 to 5 year window.

- B. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)

On the motion of Chairman Pilachowski seconded by Mr. Wilson plans 5A & 5B were tabled. Motion carried. Four votes yes.

6. 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)

On the motion of Chairman Pilachowski seconded by Mr. Wilson plans 6A, 6B & 6C were tabled. Motion carried. Four votes yes.

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7. Planning Commission Comments – There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 7:31 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer