

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**February 15, 2018**

1. The meeting of the Windsor Township Planning Commission was called to order at 6:03 P.M. by Vice Chairman Wilson

Present at the meeting were Charles Wilson, Dean Heffner, Todd, Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller, Grant Anderson, P.E. (Site Design Concepts)

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. Appointments
  - A. Chairman – On the motion of Mr. Ilyes seconded by Mr. Heffner, Jerry Pilachowski was appointed Chairman. Motion carried. Four votes yes.
  - B. Vice-Chairman – On the motion of Mr. Ilyes seconded by Mr. Heffner, Charles Wilson was appointed Vice-Chairman. Motion carried. Four votes yes.
  - C. Secretary – On the motion of Mr. Ilyes, seconded by Mr. Heffner, Kipp Allison was appointed Secretary. Motion carried. Four votes yes.
5. The minutes of the September 21, 2017 meeting were approved with a motion from Mr. Heffner seconded by Mr. Ilyes. Motion carried. Three votes yes. Mr. Kurl abstained; he was not present during the September 21, 2017 meeting.
6. Plans for Discussion
  - A. SCOTT E. & JENNIFER M. TAYLOR Final Subdivision Plan #1067.1 by Site Design Concepts, 2 lots along Brownton Road (2/9/18)

Mr. Anderson advised the purpose of this plan is to subdivide approximately 2 acres of land off of the tract that Mr. & Mrs. Taylor currently reside on and add it to an adjacent tract that they are proposing to construct a new home on.

Mr. Anderson advised that the proposed new home will be located within Chanceford Township but the drainfield for the septic system would be located within Windsor Township.

Mr. Anderson advised they were requesting four (4) waivers.

- Waiver of Section 304.2.B & 305.2.B for the scale of the drawing and the sheet size of the plan.
- Waiver of Section 305.2.B.8 for requiring location of monuments on original tract.
- Waiver of Section 502.6 for the widening of Blouse Road

- Waiver of Section 503.2 for the construction of sidewalks along Blouse Road.

Mr. Allison advised that the staff during inhouse review did not have a problem with granting any of the requested waivers. On the motion of Mr. Ilyes seconded by Mr. Kurl the waivers were recommended for approval. Motion carried. Four votes yes.

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

1. The following waivers of the Subdivision & Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
  - Section 304.2.B & 305.2.B; Scale of drawing and sheet size
  - Section 305.2.B.8; Location of monuments on original tract
  - Section 502.6; widening of Blouse Road
  - Section 503.2; construction of sidewalks along Blouse Road
2. The signed Certificate of Ownership shall be signed and notarized.
3. The seal and signature of the registered Engineer and Surveyor responsible for the plan shall be completed.
4. Notification from Pennsylvania Department of Environmental Protection that a Planning Module or Planning Module Exemption has been issued.

Motion carried. Four votes yes.

## 7. Proposed Zoning Ordinance Amendments

Mr. Allison advised that the purpose for the amendment is to add a definition for “Deck” and “Patio” to the Zoning Ordinance as well as revise the existing definitions for “Impervious Surface” and “Lot Coverage”. He advised that due to some recent appeals to the Zoning Ordinance it was discovered that these two definitions were missing and the definition for impervious surface & lot coverage needed revised. Mr. Allison further explained the two circumstances that occurred that warranted these changes. Mr. Ilyes questioned why there was a concern about lot coverage, he wanted to know if it was due to stormwater concerns or being “green”. Mr. Allison advised both, but stormwater is a major factor. There was a brief discussion regarding impervious surface.

Vice Chairman Wilson questioned the decision to change the lot coverage now when there is a pending application before the Zoning Hearing Board related to lot coverage. Mr. Allison advised that the decision to change the definition now would not affect the application currently pending before the Zoning Hearing Board. Any decision made on that application would be approved or denied based on the existing ordinance.

Mr. Ilyes questioned the definition for decks and how the Township would deal with decks that were not attached to a structure. The definition as proposed states a deck is a roofless structure that adjoins a residential dwelling. There was a brief discussion

regarding the definition for deck. It was recommended that the definition for deck be limited to “A roofless, floored structure”.

On the motion of Mr. Kurl seconded by Mr. Ilyes the Zoning Ordinance definition amendments were recommended for approval as follows:

- Deck – A roofless, floored Structure
- Impervious Surface – A surface composed of any material which impedes or prevents the natural infiltration of water into the soil. Such surfaces include all concrete, asphalt, stone and gravel surfaces. These include, but are not limited to, streets and parking areas, driveways, sidewalks, patios, and structures which cover the land. Decks shall not be considered impervious surfaces provided they are not covered with a roof or awning, are not constructed above a patio or other impervious surface, and are constructed such that rainwater can drain freely between regularly spaced gaps in the decking material. Decks that do not meet all of the criteria listed above shall be considered impervious surfaces. Any stormwater management controls installed in excess of those required shall be considered an impervious surface.
- Lot Coverage – A percentage of the lot area which is covered with buildings, driveways, parking areas, patios, decks, sidewalks and similar improvements regardless of it being considered a pervious or impervious surface.
- Patio – An improvement intended for outdoor use constructed on an aggregate base, set on or near ground level.

Motion carried. Four votes yes.

8. Plans tabled:

A. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10)

Mr. Allison advised that there has been some discussions with Keystone Custom Homes regarding this development. Mr. Kraft advised that an NPDES permit had been obtained.

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)

Mr. Allison advised that there have been some discussions with the developer regarding this project but they are not ready to move forward yet. Mr. Ilyes asked if Wal-Mart would be part of this plan. Mr. Allison advised the plan is for the townhomes only. He further advised that discussions were had that indicated that rather than townhomes the development could possibly consist of duplexes or triplexes instead.

- C. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)

Mr. Allison advised that a resubmission of this plan has been received and reviewed at the inhouse staff meeting this month. He advised that the plan was changed to reflect 99 duplex units instead of single family units.

- D. 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. Allison provided an update on this plan advising that the Township had participated in a PennDOT scoping meeting, as well as a meeting with Representative Saylor regarding the traffic light at the East Prospect Road & Freysville Road intersection. Mr. Kraft advised the biggest hurdle for the developer at this time is the installation of the traffic signal. Mr. Kraft advised that only a sketch plan has been submitted at this time. He advised that the permitting process for this development will be a lengthy process. In addition, he advised that the developer has committed that the subdivision will be a 55 and over development.

- E. 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 Mr. Kurl seconded by Mr. Heffner plans 6A, 6B & 6C, 6D & 6E were tabled. Motion carried. Four votes yes.

9. Planning Commission Comments – There were no comments.

10. The meeting of the Windsor Township Planning Commission adjourned at 7:00 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer