

WINDSOR TOWNSHIP PLANNING COMMISSION
July 19, 2018

1. The meeting of the Windsor Township Planning Commission was called to order at 6:13 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charles Wilson, Todd Kurl, John Klinedinst, P.E. (C.S. Davidson, Inc.), Kipp Allison, Jennifer Gunnet and Teresa Miller

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the April 19, 2018 meeting were approved with a motion from Mr. Wilson seconded by Mr. Kurl. Motion carried. Three votes yes.
5. Proposed Zoning Ordinance Amendments

Mr. Allison advised there were a few changes that needed to be made to the Zoning Ordinance to provide better enforcement of the ordinance as well as some changes that are only clerical changes.

1. Section 112 – Definitions Day-Care

Mr. Allison advised the definitions for Day-Care as noted in Section 112 of the Windsor Township Zoning Ordinance needed to be changed so that it better mirrors that regulations set forth by the Commonwealth of Pennsylvania. Mr. Allison reviewed what our current Ordinance allows and what is being proposed. He also advised that the Commonwealth of Pennsylvania allows for the care of seven (7) to twelve (12) individuals in a Group Day-Care situation, but the Planning Commission could recommend a cap for the number of children anywhere in between. Mr. Pilachowski stated he felt the state regulations were good. Mr. Allison briefly explained how the state regulations work and explained that Zoning Hearing Board approval would be required for a Group-Day Care. Mr. Allison reviewed the comments received via email from Mr. Ilyes who could not attend this evening's meeting. He advised that Mr. Ilyes felt that seven (7) to twelve (12) individuals was a lot to watch at one time. He suggested a stipulation that the property would need to be at least one (1) acre to allow ample room for children to play. Mr. Allison advised that the Zoning Ordinance calls for 100 sq. ft. per individual enrolled. Mr. Kurl advised he was ok with leaving the maximum number at twelve (12), Mr. Wilson and Chairman Pilachowski agreed. Mr. Kurl questioned how parking would work with twelve (12) individuals enrolled. Mr. Allison advised that the Ordinance calls for one (1) space for every six (6) individuals enrolled.

2. Section 427 – Group Day-Care Facilities

Mr. Allison advised the only change would be to section 427.2. The proposed change will remove the requirement of a 25' setback for outdoor play areas. Chairman Pilachowski, Mr. Wilson & Mr. Kurl agreed with this change.

3. Section 309 – Driveway Requirements for Single-Family Dwellings

Mr. Allison advised that it is proposed to remove Section 309.3 (Clear Sight Triangle) from this section because it is provided for in the Subdivision and Land Development Ordinance. Mr. Klinedinst recommended this section not be removed. Mr. Allison advised the section would not be removed.

4. Section 211.2 – General Commercial Zone Permitted Uses & 220.2 Industrial Zone Permitted Uses

Mr. Allison advised that the use of Municipal Services & Public Utilities Structures was not included in the General Commercial Zone (C1) or the Industrial Zone (I) when the last Ordinance update was done and just needs to be added to these zones. Chairman Pilachowski, Mr. Wilson & Mr. Kurl agreed with adding this information to these zones.

5. Section 453 – Special Events

Mr. Allison advised that a process had been developed to handle “Special Events” through the requirement of a Special Exception. He advised that the Ordinance was never updated to show that it was permitted in any of the Zones via a Special Exception. He advised it would be added as a Special Exception to the Rural Residential Zone (RR), Low Density Residential Zone (R1), Medium Density Residential Zone (R2), Neighborhood Commercial Zone (CN), General Commercial Zone (C1) and Industrial Zone (I). Chairman Pilachowski, Mr. Wilson & Mr. Kurl agreed with adding this information to these zones.

6. Section 210.2.11 – Neighborhood Commercial Permitted Uses

Mr. Allison advised that sentence number three (3) has a typographical error. The word “meetins” shall be changed to “meets”. Chairman Pilachowski, Mr. Wilson & Mr. Kurl were okay with this change.

7. Section 311 – Off Street Parking Requirements

Mr. Allison advised that Table 311.18 shows “Mini-Warehouse” as a type of permitted use. This needs to be changed to “Self Storage”. Chairman Pilachowski, Mr. Wilson & Mr. Kurl were okay with this change.

8. Section 112 – Definitions

Mr. Allison advised that a definition needs to be added for “Nursery/Garden Center”. He advised the proposed definition should read: “A facility used for the propagation and retail sales of agricultural or ornamental plants and related products as its primary business”. Chairman Pilachowski, Mr. Wilson & Mr. Kurl were okay with this change.

9. Section 450 – Shopping Center – Table 450.12

Mr. Allison advised that the Maximum Permitted Impervious Lot Coverage should reflect 70% for both types of Shopping Centers. He advised that there was a recommendation to possibly increasing the percentage to 80%. Mr. Allison advised that Mr. Ilyes's recommendation via email is to keep the percentage at 70% or possibly reduce to 60%. There was a brief discussion regarding increasing the percentage versus reducing it or leaving it as is. Mr. Wilson, Mr. Kurl & Chairman Pilachowski all advised they felt the percentage should remain at 70%.

10. Section 303 – Setback Modifications

Mr. Allison advised that Section 303.1 needs to be amended to reduce the front yard setback from 30' to 25'. Mr. Allison explained that reducing the front setback better enables individuals with a house that sits closer to the road to be able to construct something like a porch on the front of their home. Chairman Pilachowski, Mr. Wilson & Mr. Kurl were okay with this change.

11. Section 112 – Definitions – Structure, Accessory

Mr. Allison advised that "to be considered independent multiple accessory structures must maintain a minimum of three (3) foot separation distance" should be added to this definition. He advised this would better allow the Township to enforce the Ordinance. Chairman Pilachowski, Mr. Wilson & Mr. Kurl were okay with this change.

12. Section 112 – Definitions – Net Acre(Age)

Mr. Allison advised the spelling needs to be changed to "Net Acreage". Chairman Pilachowski, Mr. Wilson & Mr. Kurl were okay with this change.

13. Section 204 – Medium Density Residential Zone

Mr. Allison advised that the Non-Commercial Keeping of Livestock needs to be added to Section 204.2.12 as a permitted use per the standards of Section 201.2.9.E however, with a minimum lot size of five (5) net acres.

Mr. Wilson advised he had concerns allowing livestock in this zone. There was a brief discussion about the requirements for Non-Commercial Keeping of Livestock. Mr. Wilson felt after the discussion he was ok with adding this use to the Medium Density Residential Zone. Mr. Kurl & Chairman Pilachowski were okay with adding the use.

On the motion of Mr. Kurl seconded by Mr. Wilson, the proposed amendments were recommended for approval as proposed with the exception that the "Maximum Permitted Impervious Lot coverage remain at 70%". Motion carried. Three 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)
- 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)
- E. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)
- F. BROOKFIELD CROSSING (Resubmission) – Preliminary Subdivision and Land Development Plan #2006-16A by Johnston & Assoc., Inc., 98 lots along Smith Road (11/7/17)

On the motion of Mr. Kurl seconded by Mr. Wilson, plans 6A, 6B, 6C, 6D, 6E & 6F were tabled. Motion carried. Three votes yes.

7. Planning Commission Comments

Mr. Wilson advised he had met with an individual that works with the Salvation Army and he inquired about looking for a building to be used by his church as an annex for the sale of goods. Mr. Wilson advised him that he should probably check with local municipalities to see if what he wants to do is something that is permitted and if so in what areas it would be permitted.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:53 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer