

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**April 18, 2019**

1. The meeting of the Windsor Township Planning Commission was called to order at 6:18 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Todd Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Grant Anderson, PE (Site Design Concepts), Kipp Allison and Teresa Miller.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the March 21, 2019 meeting were approved with a motion from Mr. Ilyes seconded by Mr. Kurl. Motion carried. Three votes yes.
5. DOUGLAS, WILLIAM M. REVOCABLE TRUST Final Subdivision Plan #1042.2 by Site Design Concepts, 3 lots along Delta Road & Zimmerman Road

Mr. Anderson advised the purpose of the plan is to subdivide the property to create one 20-acre lot with the main house on it and two agricultural lots. He advised that the two agricultural lots did have a perc/probe done and were deemed suitable for on-lot septic systems by Sewage Enforcement Officer, Len Spencer. He advised that the reason the property was being subdivided in this way is because they had problems selling the property. He advised that farmers that were interested in the land didn't want the house and buildings and families that were interested wanted the house but not all the land.

Mr. Anderson advised that Lots 1 & 2 were deeded together via a plan by Gordon L. Brown & Assoc., Inc. in 1996, but it doesn't appear the parcels were ever combined to create one. He further advised that Chanceford Township's Planning Commission had no concerns with the proposed plan.

Mr. Allison advised that old tax records showed there was no defined boundary between Windsor Township & Chanceford Township. He advised they were working to identify where the municipal boundary actually is. Chairman Pilachowski asked if all of the land being subdivided was in Windsor Township. Mr. Allison advised no. Mr. Kraft explained where the boundary will be.

Mr. Kraft reviewed the requested waivers and his outstanding comments. Mr. Kurl asked if a formal response from Chanceford Township was required prior to plan approval. Mr. Allison advised no.

On the motion of Mr. Kurl seconded by Mr. Ilyes the following waivers were granted:

- Section 304.2.B, 305.2B; Plan scale
- Section 502.2.J; Widening of existing roads
- Section 503.2; construction of sidewalks

Motion Carried. Three votes yes.

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

1. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval.
  - Section 304.2.B, 305.2B; Plan scale
  - Section 502.2.J; Widening of existing roads
  - Section 503.2; construction of sidewalks
2. Revise the owner's signature to include the printed name under the signature line.
3. A note is to be added to the plan stipulating no future development is proposed within Windsor Township upon Lot #6.
4. Revise the proposed municipal boundary lines per Chris Kraft's email reply dated April 17, 2019.
5. Have there been any discussions with Chanceford Township regarding the municipal boundaries and their acceptance to the proposed method of determination?
6. Identify what previously occurred with regard to Tracts 1 & 2, and whether or not they were subdivided off the Parent Tract.
7. A signed certificate of ownership shall be signed and notarized.
8. The seal and signature of the Registered Engineer and Surveyor responsible for the plan shall be completed.

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 Chairman Pilachowski seconded by Mr. Ilyes, plans 6A, 6B, 6C, 6D, 6E & 6F were tabled. Motion carried. Three votes yes.

#### 7. Planning Commission Comments

Mr. Ilyes asked if there was any new information for the Telecommunications Towers. Mr. Allison advised he had spoken with the York County Planning Commission and they cited an Ordinance from Cumberland County that might be beneficial to read in order to implement an Ordinance for Windsor Township.

Mr. Allison advised there are several projects proposed or coming up in the Township. He advised that Bowser Dental wants to build a facility at the old Wachovia Bank location located at 845 Edgewood Road. He advised that ALDI should be moving ahead shortly with a proposed store at 3209 Cape Horn Road. He also advised he spoke with Site Design Concepts regarding a possible project as well as Miller Brothers Construction regarding a project at the corner of Route 74 and Burkholder Road.

Mr. Ilyes questioned what was happening with the Howard/Snook Plan. Mr. Allison advised they keep trying to move ahead with the Highway Occupancy Permit. He advised that the Township has not received a current plan from them yet. He advised that they are proposing to make the community a 55 and older community and remove the East Phase in hopes of reducing the traffic counts through the E. Prospect Rd. & Freysville Rd. intersection. They hope this will eliminate the need for either a signal or roundabout. Mr. Allison advised the Township would prefer to see a roundabout at this intersection instead of a signal. Mr. Ilyes asked how many lanes the roundabout would be. Mr. Kraft advised probably just one. Mr. Ilyes suggested they put a two-lane roundabout. Mr. Kurl asked if the 55 and older would be handled as a deed restriction or if the community would just be marketed as a 55 and older community. Mr. Kraft advised it would be deed restricted.

Mr. Kurl asked where the Township stands on the implementation of the County Stormwater Authority. Mr. Allison advised that the Township had not yet taken a position. There was a brief discussion.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:54 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer