

WINDSOR TOWNSHIP PLANNING COMMISSION
September 19, 2019

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

Present at the meeting were Jerry Pilachowski, Charles Wilson, Dean Heffner, Todd Kurl, Paul Ilyes, 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 April 18, 2019 meeting were approved with a motion from Mr. Kurl seconded by Mr. Ilyes. Motion carried. Three votes yes.
5. Special Events Barn Ordinance

Mr. Allison explained that a Township resident was interested in using an existing barn as a “Special Events Barn” where people would be able to rent the space for gatherings such as weddings, receptions, parties or meetings. He explained that the current Zoning Ordinance does not provide regulations to permit this use.

Mr. Ilyes questioned how it would work if it was proposed on a non-working farm. Mr. Allison advised that if it meets the definition of a farm an owner could submit a request for a Special Exception otherwise it would not be permitted.

Mr. Wilson asked why it needed to be approved through a Special Exception. Mr. Allison advised that requesting a Special Exception allows for the Zoning Hearing Board to review what is being proposed to make sure it complies with all of the provisions provided for this type of Commercial Business.

Mr. Wilson asked if parking area would have to be paved/stoned or would be left as grass. Mr. Allison advised this would need to be looked at on an individual basis.

Mr. Ilyes asked if a permit would be needed for each event. Mr. Allison advised no. Mr. Ilyes questioned how you would let people know that they may already be doing this activity onsite but never obtained a Special Exception.

Mr. Wilson commented that he felt this option would be a benefit to the Township, as it could possibly make owners consider renovating the barn to use for events rather than let it fall into disarray and be torn down.

Mr. Allison advised he had some concerns regarding noise, traffic & lighting. He advised that the proposed Ordinance is scheduled to be reviewed by the York County Planning Commission in October.

Chairman Pilachowski asked if inspections would be required. Mr. Allison advised yes, a structural engineer would need to be hired to make sure the building was sound and to set a

occupancy limit. This would help to determine what type of parking was needed. He also advised the building would have to meet building code regulations for safety and access purposes.

Mr. Ilyes asked if an owner would need to get a Special Exception to use for his/her own personal events. Mr. Allison advised no; a Special Exception is only needed for Commercial Use.

Mr. Kurl questioned whether access drives needed to be addressed. Mr. Allison advised that access drives would need to comply with Section 310 of the Windsor Township Zoning Ordinance and could possibly require a Land Development Plan depending on proposed improvements.

Chairman Pilachowski questioned if you would be able to build a barn or move a barn to your location to operate a business. Mr. Allison advised yes; it would have to be submitted as a commercial business with an approved Land Development Plan. In a Commercial Zone this would not be a Special Events Barn, but instead a commercial use.

Mr. Wilson advised he had concerns with sending the Ordinance to the York County Planning Commission (YCPC) for review. He didn't understand why they needed to look at it when the decision is up to the Township. Mr. Allison advised that the Municipalities Planning Code requires an Ordinance be sent to the YCPC for review/recommendation however, the final decision is up to the Township.

On the motion of Mr. Kurl seconded by Mr. Ilyes the Zoning Ordinance Amendment was recommended for approval. Motion carried four votes yes. Mr. Heffner voted no.

6. Future Subdivisions Plans

Mr. Allison advised there were several new plans submitted to the Township. He advised that some of them have already been reviewed and some of them will be reviewed in October and will be coming before the Planning Commission shortly after. He advised that nothing has been received from ALDI at this time but should be coming shortly.

Bowser Dentistry Final Land Development Plan– Mr. Allison advised this plan is for the construction of dental office on Edgewood Road. He advised that an application for a Special Exception had been submitted to and granted by the Zoning Hearing Board regarding regulations for the residential buffer strip. He advised that the plan was reviewed at the September in-house meeting and it should be ready to be reviewed by the Planning Commission in October.

York Excavating Contractors Shop Prel/Final Land Development Plan – Mr. Allison advised that York Excavating has submitted a plan to construct an approximately 13,000 sq. ft. shop along E. Prospect Road to be used in conjunction with the existing shop. Mr. Allison advised the plan was scheduled to be reviewed at the October in-house. He advised that he had attended a scoping meeting today at the PennDOT office in Harrisburg for this plan.

Rexroth Equities LP Prel/Final Land Development Plan (Mia-Brae location) – Mr. Allison advised that the proposed building is in Red Lion Borough. He advised that only the parking area and stormwater controls will be in Windsor Township.

Richard E. & Joan L. Axe & Richard E., Jr. & Susan J. Axe Final Subdivision Plan - Mr. Allison advised that years ago Mr. Axe had subdivided lots off to give to each of his children. He advised that this plan is basically a reverse subdivision to recombine some of the lots. He advised that the plan could possibly be submitted to the Planning Commission for October.

Red Lion Dollar General Land Development Plan – Mr. Allison advised that an application had been submitted to the Zoning Hearing Board requesting a reduced number of parking spaces for this facility. He advised this request had been denied. He advised that plan that was resubmitted is proposed to be an ordinance compliant plan. He further advised that the plan would be reviewed at the October in-house. Mr. Ilyes commented that he really liked the barn and hated to see it torn down. Mr. Wilson questioned whether the plan was being submitted with any waivers or if it was being proposed with complete compliance with Ordinances. Mr. Allison advised he thought there was a couple of waivers but had not reviewed the plan completely yet to know for sure.

Mr. Allison also advised that he was still working on the Ordinance Amendment for small cell towers. He advised he had some conversation with the York County Planning Commission regarding how others handle the towers and had an Ordinance from Cumberland County he reviewed. He advised he was hoping to get his review done and something down in writing to get to the Planning Commission for review before the end of the year.

7. 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. Wilson, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion carried. Five votes yes.

8. Planning Commission Comments – There were no comments.
9. The meeting of the Windsor Township Planning Commission adjourned at 6:46 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer