

WINDSOR TOWNSHIP PLANNING COMMISSION
May 21, 2020

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charles Wilson, Paul Ilyes, Todd Kurl, Dean Heffner, Christopher Kraft, P.E. (C.S. Davidson), Bill Briegel (Keystone Custom Homes), Scott DeBell, P.E. (Site Design Concepts), Kipp Allison, Teresa Miller

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the February 20, 2020 meeting were approved with a motion from Mr. Heffner seconded by Mr. Kurl. Motion carried. Five votes yes.
5. KENSINGTON PHASE 2B – Final Subdivision Plan #686.9 by Site Design Concepts, Inc., 22 lots along Dietz Rd., Sunbury Way & Rosewater Dr. (11/13/19)

Mr. DeBell explained the purpose of this plan is to create 22 lots, 18 along Dietz Road and 4 along Rosewater Drive. Chairman Pilachowski asked if Rosewater Drive would connect to Dietz Road. Mr. DeBell advised yes.

Mr. Wilson questioned the connection of Rosewater Drive to Dietz Road. He felt the grading was rather steep in that area and didn't see how the road could be extended at such a steep grade. Mr. DeBell advised that space had been left open in that area to allow for proper grading. He advised the grade would be addressed during the construction phase.

Mr. Kraft had the following comments:

1. Section 303.2.e of the Subdivision and Land Development Ordinance requires the Owner's notarized signature to be provided on the plan.
2. Section 303.2.e of the Subdivision and Land Development Ordinance requires the seal & signature of the Professional Engineer and/or Land Surveyor, responsible for this plan, to be provided on the plan.
3. Plan shall note the Planning Module that was obtained for the proposed lots.
4. The Stormwater Management Ordinance Section 306.R requires that stormwater facilities, including on-lot seepage beds, be located outside of the building setback area. Seepage pits on the proposed lots are located within building setbacks. Future maintenance of the on-lot seepage beds which are located on property lines, prohibits future replacements of the seepage beds without encroaching onto adjoining properties.
5. The cartway width along Ness Road does not meet the minimum width requirements (28 feet) of Section 502.2.
6. Curbs are required along both sides of all streets.
7. Sidewalks are required along both sides of all streets, including the remainder of Dietz Road.

Mr. DeBell advised the following waivers of the Subdivision and Land Development Ordinance were being requested:

1. Section 502.2; Cartwidth along Ness Road

Mr. Kraft advised that widening of Ness Road is part of Phase 2B and will be completed in association with the installation of the Sewer improvements. There was a brief discussion.

2. Section 503.1.A; Construction of Curbs along Ness Road
3. Section 503.2.A; Construction of Sidewalks

Mr. DeBell advised sidewalks would be installed in front of the proposed lots but is requesting a waiver that would not require sidewalks to be installed in front of the unimproved area.

Mr. DeBell advised the following waiver of the Stormwater Management Ordinance was being requested:

1. Section 306.R; Location

Mr. Kraft advised that due to the proposed lots being small the proposed seepage pits were only two (2) feet off of the property line. Mr. DeBell advised they are requesting a waiver to allow the seepage pits to be located within the Building Setback line.

On the motion of Mr. Kurl seconded by Mr. Wilson, the waivers were recommended for approval. Motion carried. Five votes yes.

Mr. Ilyes asked Mr. Allison if he had any additional comments regarding the plan. Mr. Allison advised no, that Mr. Kraft's comments represented any comments he would have made.

On the motion of Mr. Ilyes seconded by Mr. Kurl, the plan was recommended for approval with the above-mentioned comments and waivers. Motion carried. Five votes yes.

6. Plans tabled:

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

- D. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)
- E. 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 6A, 6B, 6C, 6D and 6E were tabled. Motion carried. Five votes yes.

7. Planning Commission Comment

Mr. Allison advised the Planning Commission that the Zoning Ordinance amendments had been presented to the York County Planning Commission and are scheduled to be reviewed at their June Meeting.

- 8. The meeting of the Windsor Township Planning Commission adjourned at 6:16 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer