

WINDSOR TOWNSHIP PLANNING COMMISSION
November 19, 2020

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, Paul Ilyes, Dean Heffner, Todd Kurl, Charles Wilson, Blaine Markel (Holly & Assoc., Inc.), Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. On a motion from Mr. Ilyes seconded by Mr. Kurl, the minutes of the October 15, 2020 meeting was approved. Motion carried four votes yes. Mr. Heffner abstained as he was not present at the October meeting.
5. REXROTH EQUITES – Revised Preliminary/Final Land Development Plan #011231 by James R. Holley & Assoc., Inc., Building Improvements within Mia Brae (7/29/20)

Mr. Markel explained that the purpose of this plan is to construct a 97,200 sq. ft. building that will be used for manufacturing and storage. He advised the building would be seventy percent in Windsor Township and thirty percent in Red Lion Borough. He advised the plan proposes an additional stormwater management basin to be installed within Windsor Township. The basin would manage the stormwater for the building, parking areas and offsite stormwater that drains onto this property from neighboring properties.

Mr. Markel advised that a Landscaping and Lighting plan have been submitted. He indicated that none of the proposed lighting would project any light onto neighboring properties. He advised the lighting is proposed for around the building and the parking areas and loading docks.

Mr. Markel advised the following waivers were being requested:

1. Section 305.2.B; Plan Sheet Size
2. Section 504.2.C.7; Minimum Radius of Access Drives
3. Section 306.Q; Maximum Basin Slopes
4. Section 306.P; Maximum Depth of Detention Basin
5. Section 306.R; Stormwater Management Setbacks
6. Section 306.N; Stormwater Discharge Dispersion
7. Section 502.4.A.2; Horizontal Curve Radius
8. Section 504.2.F; Paving Specifications for Access Drives
9. Section 306.V; Inlet Placement
10. Section 504.2.H; Access Drive Width
11. Section 502.4.B.1; Vertical Curves

Mr. Markel explained that the Section 504.2.C.7 of the Subdivision and Land Development Ordinance requires a 25' radius for curbs but, the plan is proposing a 10' curb radius with a 45' wide street. He advised that for larger trucks to access the location a wider street is preferred. Mr. Kraft asked if Turning Templates were run for tractor trailers. Mr. Markel advised yes and it was determined the proposed radius works the best. There was a brief discussion. The Planning Commission did not have any concerns with this request.

Mr. Markel advised that Section 306.Q of the Stormwater Management Ordinance allows for a maximum basin slope of 4' horizontal to 1' vertical. The plan is proposing 3' horizontal to 1' vertical. Mr. Kraft asked if the basin would be fenced. Mr. Markel advised yes. The Planning Commission did not have any concerns with this request.

Mr. Markel advised that Section 306.P of the Stormwater Management Ordinance limits the depth of detention basin to 6'. He advised the depth for the proposed basin is 14' from the top of the berm to the bottom. He advised the deeper depth is needed based on the amount of stormwater runoff at this location.

Mr. Markel advised that a new discharge pipe is proposed that would run along the Chatham Creek property line and not meet the setback requirements of Section 306.R of the Stormwater Management Ordinance. He advised that they chose this area because this is where the existing utility easement runs. He also advised that by running the pipes in this area they are able to keep away from the existing wetlands. Mr. Kraft advised he did not see a problem with this and supported approval of the waiver.

Mr. Markel advised that a waiver of Section 306.N of the Stormwater Management Ordinance which requires a level spreader dispersion system be installed. Mr. Kraft advised the proposed discharge appears to be within the Riparian Buffer. Mr. Kraft suggested reconsidering the proposed plan to avoid disturbance of the buffer. Mr. Markel advised they installed a "structure" with an oversized rock apron for the water to disperse through. He explained this box would help slow the flow of the water. There was a brief discussion regarding level spreaders. Mr. Markel advised that the water is being dispersed directly into the stream and not onto adjoining properties. Mr. Heffner questioned what would happen if the rock area fills with sediment. Mr. Markel advised that it would be Mr. Rexroth's responsibility to maintain the area. Mr. Kraft advised that this area would also be inspected as part of the MS4 permit. Mr. Kurl questioned how far into the riparian buffer the system would extend. Mr. Kraft advised all of the 75' buffer would be impacted. Mr. Kraft asked if a general permit was obtained from DEP to disturb the creek. Mr. Markel advised he was unsure and would check. There was a brief discussion.

Mr. Markel advised a waiver of Section 502.4.A.2 was being requested. He advised the ordinance calls for 150' horizontal curve centerline radius at the entrance to an access drive and he advised they are proposing 106.5'. There was a brief discussion. Mr. Kraft questioned a waiver for vertical curve centerline radius. Mr. Markel advised they were not requesting a waiver for vertical curve centerline radius. Mr. Kraft advised that there is a 3 1/2 % vertical slope proposed. He advised the ordinance requires a vertical curve for anything over 1% slope. Mr. Kraft recommended requesting a waiver of Section 502.4.B.1 as well. He advised the ordinance is designed for a roadway and what is being

proposed on the plan is only an access drive. Mr. Markel advised he would update the plan accordingly.

Mr. Markel questioned whether a discussion was necessary regarding Section 504.2.F regarding the waiver of the paving requirements since they were previously waived during the approval process with the previous plan for road improvements. Mr. Kraft advised he had no objections to the waiver but felt it still needed to be waived with this plan.

Mr. Markel advised the final waiver was for Section 306.V for the design of the inlet flow for catch basin 73B. Mr. Markel advised this inlet was within a low vertical area and adjacent to curbing. Mr. Kraft advised the ordinance states that you don't want to have excessive flows and not enough inlets to get the water off. Mr. Kraft advised this inlet is within their parking lot and is contained within their system and will not be affected by the requested deviation.

Mr. Allison advised that the required width of the access drive also applied to the parking areas. Mr. Allison advised the plan was proposing 24' within the parking area and the Zoning Ordinance requires 28' for two-way traffic. Mr. Markel advised he would change the plan to accommodate the 28' on the right side of the building where it fell within Windsor Township and withdraw the waiver of Section 504.2.H.

Mr. Kraft reviewed his outstanding comments. Mr. Kraft questioned the proposed installation of trees. He stated that the Ordinance requires installation of trees within 15' of the building façade and the plan is proposing the trees be placed on the other side of the parking lot away from the building. Mr. Allison advised there were several ways to deal with the landscaping. He advised the Ordinance recognizes the building façade area as the area on the front and sides of the proposed building. He advised the front of the building is within Red Lion Borough and the rear of the building is loading docks and is exempted from the requirements. Mr. Allison advised that it is just the ends of the building that need to be addressed. He advised he determined the lineal footage for these areas to be approximately 260' which would require 6 building façade shade trees and several shrubs. Mr. Allison advised that in the past large potted plants or trees were allowed that would meet the requirements as well as discussions that the trees had to be within the 15' when matured. Mr. Markel proposed reducing the number of parking spaces and placing trees and shrubbery in these areas. There was a brief discussion regarding landscaping requirements.

On the motion of Mr. Kurl seconded by Mr. Wilson, the waivers were recommended for approval with the condition that the turning templates and DEP approvals were provided to staff for final review. Motion carried. Five votes yes.

On the motion of Mr. Kurl seconded by Mr. Ilyes, the plan was recommended for approval contingent that all outstanding comments were addressed. 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 – There were no comments.
- 8. The meeting of the Windsor Township Planning Commission adjourned at 7:16 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer