

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**August 19, 2021**

1. The meeting of the Windsor Township Planning Commission was called to order at 6:02 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Dean Heffner, James Vergos, Paul Ilyes, Jennifer Gunnet, Corey Chase, P.E. (Dynamic Engineering), Josh Sewald, P.E. (Dynamic Engineering), Rachel Kegerise (ALDI), 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. Heffner seconded by Mr. Ilyes, the minutes of the July 15, 2021 meeting were approved. Motion carried. Three votes yes. Mr. Vergos abstained as he was not present at the meeting.
5. Reorganization
  - A. Vice Chairman – On a motion from Mr. Ilyes seconded by Mr. Heffner, Todd Kurl was nominated to fill the position of Vice Chairman of the Planning Commission. Motion carried. Four votes yes.
6. Award Presentation – Mrs. Gunnet thanked Mr. Ilyes for 25 years of service to the Township and presented him with a service award.
7. ALDI, INC. Preliminary/Final Land Development Plan #0197-99-085 by Dynamic Engineering, along Cape Horn Road. (4/16/21)

Mr. Sewald advised he was here this evening to present the ALDI, Inc. Subdivision Plan for conditional approval.

Mr. Kraft reviewed his outstanding comments.

Mr. Sewald explained that the stormwater from this site would flow along the property and then out to Lombard Road through an existing swale. He advised that a second inlet would be installed along Lombard Road to help with managing the stormwater. He advised that an end wall and rip rap would be installed to slow the flow of the water into the existing swale. Mr. Kraft advised he would like analysis done on the current stormwater pipe that is in the swale to determine that it is functioning properly before additional water is directed to it. Mr. Sewald advised that he would have a camera run through the pipe to determine its condition. Mr. Sewald advised if there were any deficiencies with the pipe that ALDI would have the pipe repaired or replaced.

There was a brief discussion regarding inlet design. Mr. Sewald advised that the inlets onsite would be fitted with a collection basket that would catch any garbage that flowed

into them. He advised that ALDI has a maintenance program to make sure the inlets are regularly cleared of debris.

Mr. Allison reviewed his comments.

Mr. Allison advised that the Fire Department reviewed the plan and is requesting that a fire hydrant be placed closer to the building. Mr. Sewald advised they were working on determining a location.

Mr. Vergos asked whether the fire suppression system was wet or dry. Mr. Sewald was unsure. Ms. Kegerise advised that typically it is wet.

Mr. Ilyes asked what was/is the highest grade of the wall. Mr. Sewald advised that the wall proposed at the corner of the parking lot was proposed to be nine (9) feet and the wall on the backside of the lot between Riteaid and the ALDI site varied from ten (10) to eighteen (18) feet.

On the motion of Mr. Vergos seconded by Mr. Heffner the following waivers were recommended for approval:

1. Section 304.2.B.34; location of site distance and clear site triangle of access points
2. Section 305.2.B; plan Sheet size
3. Section 305.2.B.18; clear sight distances and stopping sight distances
4. Section 306.M; outlet control structures
5. Section 306.N; discharge dispersion
6. Section 306.R; location of stormwater system
7. Section 306.V; inlet placement
8. Section 403.A.3; computation for stormwater management facilities
9. Section 403.A.3; capacity requirements
10. Section 515.4; emergency access requirements

Motion carried. Four votes yes.

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

1. All walls exceeding a height of six (6) feet require a plan and structural analysis report of the proposed wall.
2. Features listed in Section 304.2.B.6 shall be added to the plan in a tabular format.
3. The Certificate of Ownership shall be signed and notarized.
4. Reports and information concerning steep slopes and historical features are required.
5. The paving section of access drives shall meet the minimum standards of the Township local road paving section, per the Construction and Material Specifications.
6. A note shall be added to the plan to indicate that no on-site food preparation may occur as part of the proposed development.
7. An estimate of financial guarantee shall be provided to be reviewed and assist in the establishment of said guarantee prior to plan approval.

8. A copy of the NPDES approval by the York County Conservation District shall be provided along with copies of the approved plans and reports.
9. The plan shall include a note indicating the presence or absence of limestone, per Section 301.K.
10. The stormwater collection and conveyance system shall be sized to accommodate the 100-year design storm to ensure that all runoff is routed to be mitigated by the infiltration basin.
11. All fill sides of the infiltration basin shall have an impervious material extending from the top of the infiltration basin to native ground to limit infiltration and instability of the fill.
12. Plans shall include a detail of the permanent anti-seep collar or trench breaker leading from the infiltration basin to the discharge pipe system.
13. Each chamber of the infiltration basin shall be accessible for inspection and maintenance.
14. Runoff curve numbers (CN) used in calculations shall match those of Table 6-5 found in Appendix B.
15. Computations of size and stability for all channels shall be provided, including the rip-rap discharge swale and bypass swales.
16. Vertical profiles of all channels, including swales, shall be provided on the plan.
17. A signed statement by the owner shall be added to the plan coversheet acknowledging the stormwater management system is a permanent fixture that can be altered or removed only after approval of a revised plan by Windsor Township.
18. A Stormwater Management Facilities Operation and Maintenance Agreement shall be signed and recorded.
19. The applicant is required to pay a fee, to be determined by the Township, the Municipal Stormwater Maintenance Fund.
20. The existing pipe in the stormwater swale from the proposed ALDI site down to Lombard Road will be videoed by ALDI's engineers to verify its condition and replaced by ALDI if necessary.
21. Owner signature block must be revised to correspond with provided owner information from Sheet 5.
22. Easement note #2 will be revised to read "The property owners will provide a blanket access easement across Parcel number 53-000-HK-0051 & Parcel 53-000-HJ-0314 to the Township and applicable utility authorities for the purpose of access to the facilities for inspection, on an as needed basis".
23. Table on Sheet 5 (Schedule of Zoning Requirements) needs revised.

Motion carried. Four votes yes.

8. 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. Heffner, plans 8A, 8B, 8C, 8D & 8E were tabled. Motion Carried. Four votes yes.

9. Planning Commission Comments

New member James Vergos introduced himself to the Planning Commission and provided some background on his Planning and Zoning experience.

Mr. Allison advised he saw a preliminary sketch plan from Glen Rexroth for his vacant lot on Cape Horn Road. He advised that the sketch plan was indicating a proposed Starbucks drive-thru and a car wash.

Mr. Ilyes asked about the proposed Dunkin' on East Prospect Road. Mr. Allison advised that they are moving forward with construction.

Mr. Allison advised that a new plan has been received from Keystone Custom Homes for the Residual Lot (Phase III) of the Stapleton/Kensington Development. Mr. Allison advised it was reviewed at the August in-house staff meeting and should be coming to the Planning Commission shortly.

Mr. Vergos asked if the Township required underground tanks be installed for use by the Fire Company when they are fighting a fire in an area that is not serviced by public water. Mr. Allison advised no.

There was a brief discussion regarding the installation of the turning lane at Ness Road and Windsor Road.

10. The meeting of the Windsor Township Planning Commission adjourned at 6:59 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer