

WINDSOR TOWNSHIP PLANNING COMMISSION

August 18, 2022

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Todd Kurl, James Vergos, Brita Runkle, Paul Ilyes, Scott Debell, P.E. (Site Design Concepts), Bill Briegel (Keystone Custom Homes), Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kim Moyer, 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. Vergos seconded by Mr. Ilyes, the minutes of the July 21, 2022 meeting were approved. Motion carried. Three votes yes. Mr. Kurl & Mrs. Runkle abstained as they were not present at that meeting.
5. KENSINGTON – REMAINING LAND Preliminary Subdivision Plan #686.9A by Site Design Concepts, Inc., 139 lots along Ness Road. (7/1/21)

Mr. Debell explained this plan is for the development of the remaining lands of the Kensington development along Ness Road. He advised this plan is proposing five (5) new streets, three stormwater basins and connection to public sewer as well as 125 lots.

Mr. Briegel advised that this plan shows a reduction in the density of proposed homes from what was proposed when the Kensington development was first proposed. He advised that the ballfield that was original proposed was removed and Keystone agreed to pay a recreation fee in lieu of the ballfield. He advised that a proper location for the field was never found.

Mr. Debell advised the following waivers from the Subdivision and Land Development Ordinance were being requested:

1. Section 502.3.A; minimum grade of street
2. Section 502.4.B.2; length of vertical curve
3. Section 502.4.B.3; minimum length of vertical curve
4. Section 502.5.C; intersection separation distance

He advised that the following waiver from the Stormwater Management Ordinance was being requested:

1. Section 306Q; side slopes

Mr. Kraft advised he didn't have a problem with any of the waivers however, he felt that the vertical curve crest and the sag K values of proposed Road C should be redesigned to meet ordinance requirements. Mr. Debell advised he would make the change.

Mr. Kraft advised that the remaining open items on his comment letter were administrative. Mr. Allison advised the same.

On the motion of Mr. Kurl seconded by Mrs. Runkle, the waivers were recommended for approval with the condition that proposed Road C be redesigned to meet Ordinance requirements. Motion carried. Five votes yes.

There was a brief discussion related to the slopes.

Mr. Moyer advised that he owns a property that is located behind this proposed development. He advised that he granted a right-of-way across his property for the extension of public sewer. He advised that he in turn was to be granted a right-of-way for access to his property so that it would not become land locked. He advised he had not heard from Keystone Custom Homes about this right-of-way and wanted to make sure it was included on the plan. Mr. Allison advised that it was.

On the motion of Mr. Kurl seconded by Mrs. Runkle, the plan was recommended for approval with the following outstanding comments:

1. Plans shall be signed & sealed by the design Professional Engineer and Land Surveyor.
2. The Certificate of Ownership shall be signed and notarized.
3. Proposed street names shall be indicated and reviewed by the Township and the United States Postal Service prior to plan approval.
4. A copy of Soil Erosion and Sedimentation Control and Post Construction Stormwater Management plans as approved by the York County Conservation District shall be provided.
5. Fire hydrant locations shall be approved by the local fire service.
6. A copy of correspondence with utility providers indicating approval of the intent to service the proposed subdivision.
7. A Steep Slope Report is required, including information outlined in Section 306.5 shall be provided.
8. A snow push area, per Section 502.2.E.3 is required at each cul-de-sac.
9. A cover sheet should have the Certificate in Section 301.K and shall be filled out properly prior to final plan approval.
10. The applicant shall provide 100-year emergency spillway calculations for the basins.
11. The applicant shall provide proof of York County Conservation District approval of the NPDES permit for this project once received.
12. The applicant shall note on the plans the homes that are split between drainage areas to ensure that the halves of the house are directed to the correct drainage area.

13. The bypass swale depth along the southern and eastern parent tract boundary does not match in depth between the plans and report calculations. Plans and report calculations shall match.
14. All certifications shall be signed and sealed prior to final plan approval.
15. 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.
16. Plans shall include the limit of disturbance boundary. A copy of the Post Construction Stormwater Management (PCSM) and Soil Erosion & Sedimentation Control (SESC) Plan sets; associated with the NPDES permit, showing the limit of disturbance boundary will satisfy this requirement.
17. A Stormwater Management Facilities Operation & Maintenance Agreement shall be signed and recorded.
18. The applicant is required to pay a fee, to be determined by the Township, to the Municipal Stormwater Maintenance Fund.
19. Profiles of roadway, storm sewer & sanitary sewer facilities shall be checked and updated as they appear to have errors.
20. Infiltration Basin 3 shall have impermeable material placed between each step of the facilities, extending from the top of the upper most facility to the bottom of the lower facility, to keep infiltrating stormwater from migrating between facilities.
21. Please revise the owner's information and signature block to correspond.
22. Note #29 on sheet C-2 needs to be revised to prohibit fences and structures in identified easements.
23. A number of easements found on sheet C-9 need to be amended.
24. The retaining wall proposed on sheet C-19 exceeds the maximum height of six-feet (6').
25. Lot #'s presented on sheet C-20 are incorrect. Has the overall number of dwelling units proposed on the plan decreased? If so, the proposed number of building lots will need to be revised to reflect the true figure.
26. Plans will need to be presented to both York Water Company and Red Lion Municipal Authority. Service needs to be coordinated with both entities being that their current systems terminated in this general vicinity.
27. The vertical curve crest and the sag K values of proposed Road C should be redesigned to meet ordinance requirements.
28. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.

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| 1. Section 502.3.A; | minimum grade of street |
| 2. Section 502.4.B.2; | length of vertical curve |
| 3. Section 502.4.B.3; | minimum length of vertical curve |
| 4. Section 502.5.C; | intersection separation distance |
| 5. Section 306Q; | side slopes |

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. Kurl, plans 6A, 6B, 6C, 6D & 6E were tabled. Motion Carried. Five votes yes.

- 7. Planning Commission Comments – Mr. Allison advised the Planning Commission about a seminar being held by the Pennsylvania State Association of Township Supervisors (PSATS) in Hellam Township on September 14, 2022 from 6:00 p.m. to 8:30 p.m. related to the Role of the Planning Commission. He advised the commission to let him know if anyone was interested in attending and he would make sure they were registered. He advised the cost of registration would be paid by the Township.
- 8. The meeting of the Windsor Township Planning Commission adjourned at 6:21 P.M.

Respectfully submitted,



Kipp D. Allison
Zoning Officer