

WINDSOR TOWNSHIP PLANNING COMMISSION
September 15, 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, James Vergos, Brita Runkle, Paul Ilyes, Elizabeth Clawson, P.E. (Morris Knowles & Assoc.) Anthony Cosgrove, Esq. (Dillon McCandless King Coulter & Graham LLP), Cody Mora (Hutton Co.), Adam Anderson (Site Design Concepts, Inc.) Michael Anderson (Andato, LLC), Dana Muskett, 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. Vergos seconded by Mr. Ilyes, the minutes of the August 18, 2022 meeting were approved. Motion carried. Four votes yes.
5. ANDATO, LLC - Preliminary/Final Subdivision Plan #1350.1 by Site Design Concepts, Inc., 3 lots along Windsor Rd. (8/1/22)

Adam Anderson advised the purpose of the plan is to create two additional lots. One to be used for a multi-family dwelling and one for a future single-family dwelling. He advised that the existing septic system would be abandoned and the new dwellings would be connected to public sewer and public water. Mr. Ilyes asked if the two existing buildings would be attached to the public sewer and water. Mr. Adam Anderson advised yes.

Mr. Adam Anderson advised the following waivers were being requested:

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| 1. Section 304.2.B, 305.2.B; | plan sheet size |
| 2. Section 304.2.C.8; | Erosion & Sediment Plan, Post Construction Stormwater Plan |
| 3. Section 305.2.B.18; | clear site triangle |
| 4. Section 502.2.J.2; | street improvements |
| 5. Section 503.1.A, 503.2; | construction of curbs & sidewalks |
| 6. Section 505.4.E; | creation of lot on arterial & collector street |
| 7. Section 510.3; | installation of markers |

Mr. Kraft advised that his outstanding comments were primarily minor clean up of the plan. Mr. Allison advised he had no comments.

On the motion of Mr. Vergos seconded by Mr. Ilyes, the waivers of Sections 304.2.B, 305.2.B, 304.2.C.8, 305.2.B.18, 502.2.J.2, 505.4.E and 510.3 were recommended for approval. Motion carried. Four votes yes.

On the motion of Mr. Ilyes seconded by Mr. Vergos, the waivers of Section 503.1.A & 503.2 for the construction of curbs and sidewalks were denied. Recommendation was made to add the standard six-month note to the plan advising sidewalks would be installed following notification from the Township. Motion carried. Four votes yes.

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

1. Approval or intent to service documentation from utility companies shall be provided.
2. The certificate of ownership shall be signed and notarized by ANDATO, LLC.
3. The signature of the licensed professional surveyor responsible for the plan shall be included on the plan.
4. The red building on proposed Lot 1 shall be identified if it is to be demolished.
5. All side and rear building setback lines shall be shown for the proposed Lots 1 and 2.

Motion carried. Four votes yes.

6. PATRIOT DEPOT LLC – Preliminary/Final Land Development Plan #1382.1A by Site Design Concepts, Inc., 1 lot along Cape Horn Rd. & Steinfeld Rd. (7/1/22)

There was no one present to discuss this plan. On the motion of Chairman Pilachowski seconded by Mr. Ilyes, the plan was tabled. Motion carried. Four votes yes.

7. MODWASH – RED LION – Preliminary/Final Land Development Plan #1856.69 by Morris Knowles & Assoc., Inc., car wash along Cape Horn Road. (6/8/2022)

Ms. Clawson advised that purpose of the plan was for the construction of an automatic car wash. She advised that the Zoning Hearing Board approved their application for a Special Exception in April.

Ms. Clawson advised that one entrance onto Cape Horn Road is being proposed. She advised that a Highway Occupancy Permit (HOP) has been submitted to PennDOT along with a Traffic Study. She advised that they have received feedback from PennDOT and are in the process of resubmitting their HOP.

Ms. Clawson advised that the location will be connected to public water and public sewer and utilize a three tank reclaim system and an oil separator. She advised that an NPDES permit will be submitted to the Conservation District for an underground stormwater management system.

Mr. Kraft advised he had the following outstanding comments:

1. Landscaping plans shall be signed and sealed by a Registered Landscape Architect.
2. Site lighting shall meet the requirements of Section 320.2 for off-street parking areas of 0.5 to 2.0 footcandles.

3. Acreage affected by features listed in Section 304.2.B.6 shall be added to the plan in tabular format.
4. The following signature blocks shall be included on the plans:
 1. Windsor Township Board of Supervisors, three separate lines
 2. Windsor Township Planning Commission, five separate lines
 3. Windsor Township Engineer, single signature line

The word “attest” shall be removed from all signature lines.

5. Plans shall include profiles of all proposed stormwater and sanitary sewer facilities.
6. Approval or intent to serve documentation from utility companies shall be provided.
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. The certificate of ownership shall be signed and notarized by CHR, LLC.

Mr. Kraft asked when the property will be officially purchased and placed in the name of Hutton Red Lion PA ST, LLC. Ms. Clawson advised that the purchase is not finalized until the plan is approved. Mr. Kraft advised that the current owner of the property will then need to sign the plan.

9. A copy of the PennDOT Highway Occupancy Permit for the proposed driveway onto Cape Horn Road shall be provided prior to plan approval.
10. A copy of the Traffic Impact Study that was submitted to PennDOT shall be provided for review.
11. The access drive vertical alignment shall meet specifications for a local road, per Section 504.2.A.
12. The access drive paving section should, at a minimum, match the section for a local road per the Windsor Township Construction and Material Specifications.
13. PA Department of Environmental Protection approval, which may be a mailer exemption, is required.
14. As the proposed improvements cross and are within close proximity to the existing sanitary sewer mains an agreement should be finalized between the developer and Windsor Township detailing responsibilities and financial obligations during maintenance activities to the sewer system.

Mr. Allison advised that a Sanitary Sewer Easement runs through this property. There was a brief discussion about the easement.

15. The Maintenance Program on Sheet C801 refers to a filter fabric fence. The plans and details only show compost filter sock. Revise accordingly.
16. The cover sheet should have the Certificate in Section 301.K and shall be filled out properly prior to final plan approval.

17. The applicant has indicated that the site does not infiltrate through a single infiltration test and is therefore utilizing the Managed Release Concept method of stormwater management. Sections 303 and 308 required volume control and groundwater recharge for new impervious ground coverage. Additional infiltration testing and soil evaluation shall be completed throughout the site, and specifically at the location of the proposed rain garden facility, to document that the entire site is not suitable for stormwater volume mitigation
18. Applicant shall provide 100-year emergency spillway calculations for the basin.
19. Applicant shall provide proof of York County Conservation District approval of the NPDES permit.
20. The proposed rain garden is to be installed on recently placed fill material in close proximity to the slope edge. A vertical impermeable barrier shall be placed on the edge of the rain garden and the slope extending to the original ground surface to reduce the possibility of the rain garden destabilizing the fill material
21. A drainage easement is required, which follows the existing watercourse (Kreutz Creek) that traverses the southern portion of the property.
22. Provide any roof drain locations and flow arrows from the proposed car wash structure.
23. All certifications shall be added to the cover sheet and signed and sealed prior to final plan approval.
24. The applicant must provide a cost estimate to be reviewed by C.S. Davidson to establish the security estimate for all stormwater items.
25. A Windsor Township Stormwater Management Facilities Operation & Maintenance Agreement shall be signed and recorded.
26. The applicant is required to pay a fee, to be determined by the Township, to the Municipal Stormwater Maintenance Fund.
27. The provided Traffic Impact Assessment indicates that warrants are met for both the left-turn and right-turn lanes into the site. Design elements to meet a minimum of LOS E shall be provided and shown.
28. Full dimensions and elevations of the underground detention system shall be included on the plan.
29. The proposed stormwater management facility has changed from an above ground facility, down slope of the proposed impervious improvements, to an underground system. The design of the stormwater conveyance system needs to be able to capture and route the 100-year design storm to the proposed stormwater management facility.

Mr. Kraft advised that a one hundred and fifty (150) foot clear site triangle is required for the access drive intersecting with State Route 24 (Cape Horn Road) per Section 305.2.B.18 of the Subdivision and Land Development Ordinance (SALDO). He recommended that a waiver be requested for this.

Mr. Kraft advised that a waste profile of what is going to the Springettsbury Treatment facility would be needed.

Mr. Kraft advised that Section 502.2.J requires roadways to be improved to meet the minimum widths of cartway and shoulder. He advised that since Cape Horn Road was a

PennDOT route they would specify the required width of cartway and shoulder. He recommended that a waiver be requested for this.

Dana Muskett, a neighboring property owner, explained that she had been advised that an access drive was going to be installed to connect to Kirkland Drive. She advised she had concerns with excessive traffic and pointed out that the exit from Kirkland Drive was already a bad intersection due to its proximity to the entrance to the church across the street. Mr. Allison advised that no access drive was being proposed other than the one that would provide access directly onto Cape Horn Road.

Ms. Clawson requested the following waivers:

- Section 305.2.B.18; clear site triangles
- Section 502.2.J; road improvements
- Section 504.2.B; horizontal alignments

On the motion of Mrs. Runkle seconded by Mr. Vergos, the waivers were recommended for approval. Motion carried. Four votes yes.

The Planning Commission had concerns about how many outstanding comments there were. On the motion of Mr. Ilyes seconded by Ms. Runkle the plan was tabled until the comments could be addresses. Motion carried. Four votes yes.

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

31. Planning Commission Comments – Mr. Ilyes asked Mr. Allison about the Zoning Application for a solar farm to be heard at the September Zoning Hearing Board meeting. There was a brief discussion about the application and how the solar farm is proposed to work.
32. The meeting of the Windsor Township Planning Commission adjourned at 7:16 P.M.

Respectfully submitted,



Kipp D. Allison
Zoning Officer