

WINDSOR TOWNSHIP PLANNING COMMISSION

May 18, 2023

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, Brita Runkle, Todd Kurl, Jim Vergos, Kim Moyer, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Brycen Muirhead (Cross Development), Scott Martsolf (Cross Development), Kipp Allison and Teresa Miller.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no Public Comments.
4. On a motion from Mr. Vergos and seconded by Mr. Kurl the minutes of the April 20, 2023 meeting were approved. Motion carried. Four votes yes. Mr. Moyer abstained as he was not present at that meeting.
5. Plans to be discussed:

- A. CD DG RED LION, LLC – Dollar General Red Lion Final Land Development Plan #10015666 by Woolpert, along Delta Road (3/31/2023)

Mr. Martsolf advised he was present to answer any questions the Commission may have regarding the proposed Dollar General Store.

Mr. Allison advised the following waivers were being requested:

Section 502.6;	roadway widening
Section 502.6;	minimum right-of-way
Section 502.2.J.2;	cartway width
Section 503.1.A;	curb construction
Section 503.2.A;	sidewalk construction
Section 515.4;	secondary access point
Section 519.2;	utility connections
Section 306.R;	stormwater management setbacks

Mr. Kraft advised that the proposed stormwater basin at the rear of the lot would need to be moved away from the neighboring residential property. He advised there were some concerns with the construction of the stormwater basin that would need to be rectified and felt that it would be relatively easy to move the basin to meet the 25' setback requirement. There was a brief discussion regarding stormwater. Mr. Martsolf advised that he felt the change could be made and withdrew the request for the waiver of Section 306.R.

Mr. Kraft noted that a 150' clear site triangle is required for access drives that access collector or arterial roadways. He advised that typically with plans such as this one a waiver is usually requested for this. Mr. Martsolf advised he would like to add a request for a waiver of Section 502.5.F based on Mr. Kraft's comments.

On the motion of Ms. Runkle, the waiver of Section 503.2.A for the construction of sidewalks was denied and it was recommended that the standard six-month note be added to the plan advising sidewalks would be installed following notification from the Township seconded by Mr. Vergos. Motion carried four votes yes. Mr. Moyer abstained due to a conflict of interest.

On the motion of Ms. Runkle, the waiver of Section 306.R for the setbacks of the stormwater management facility was denied seconded by Mr. Kurl. Motion carried. Four votes yes. Mr. Moyer abstained due to a conflict of interest.

On the motion of Mr. Kurl seconded by Ms. Runkle the remaining waivers were recommended for approval. Motion carried. Four votes yes. Mr. Moyer abstained due to a conflict of interest.

Mr. Kraft & Mr. Allison reviewed their outstanding comments. There was a brief discussion regarding stormwater management, traffic and building façade landscaping.

Mr. Vergos motioned to recommend approval of the plan with the following outstanding comments:

1. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the BOS prior to plan approval. Approval dates must be provided on the plan.
 - Section 502.6; roadway widening
 - Section 502.6; minimum right-of-way
 - Section 502.2.J.2; cartway width
 - Section 503.1.A; curb construction
 - Section 503.2.A; sidewalk construction
 - Section 515.4; secondary access point
 - Section 519.2; utility connections
 - Section 306.R; stormwater management setbacks
2. Landscaping plans shall be signed and sealed by a Registered Landscape Architect.
3. All exterior lighting shall meet the illumination requirements of Section 320.2. The off-street parking areas exceed the maximum of 2.0 footcandles, and there is illumination that spills over onto adjoining properties.
4. The name, seal and signature of the registered engineer and registered surveyor responsible for creation of the plans shall be provided.
5. Zoning boundary shall be shown and labeled on the plans.
6. The applicant shall provide site-specific details and/or notes for all proposed improvements.
7. The applicant shall list, on the plans, any proposed protective covenants to run with the land. If none are proposed, provide a note stating such.
8. An existing conditions plan is recommended to be included in the plan set.
9. Prior to final plan approval, an approved HOP shall be furnished to the Township.

10. Safe stopping sight distance calculations in conformation with Section 502.4.A.4 shall be provided on the plans.
11. Access drives are required to be designed to meet vertical and horizontal minimal standards for local road.
12. An approved planning module from DEP or notice from DEP that such approval is not required shall be submitted to the Township prior to final plan approval.
13. The landscape plantings and the proposed sewer service line are in conflict with each other and should be reoriented to avoid this conflict.
14. A cost estimate of public improvements for the establishment of financial security shall be provided.
15. No modification or waiver requests have been submitted at this time. However, if any requests are to be made; the applicant shall provide a statement on the plans indicating the request, reason for the request and the date the Board of Supervisors has approved such request.
16. Erosion and Sedimentation control plans and post-construction stormwater management plans are required by the York County Conservation District. A copy of all environmental plans shall be provided to the Township. A copy of all plans and issued environmental earth disturbance permits shall also be provided to the Township.
17. Volume control calculations showing the pre-development, post-development, and controlled runoff shall be provided to show conformance with Section 303.
18. An inlet drainage map shall be provided.
19. Post-construction stormwater management details shall be include on the plans.
20. Approval of a Soil Erosion and Sedimentation Control plan by the York County Conservation District is required.
21. Proposed HW 2.0 modifies the stormwater discharge location from the existing location and approval from the adjoining property owner (Kite) is required.
22. Outlet control structure orifices shall be installed so that they can be modified through the use of removable plates.
23. A time of concentration calculation for the inlets shall be provided, or a minimum time of concentration of 5 minutes shall be used for the design of storm sewers.
24. The basin outlet and level spreader pipes shall have a minimum inside diameter of 15 inches.
25. The applicant shall provide calculations showing how the design infiltration rate was calculated. The applicant shall be made aware that if a percolation test was performed for infiltration rates, a reduction factor and a safety factor (minimum of 2) must be applied to the field infiltration rates for design.
26. A signed statement by the owner shall be added to the plan coversheet acknowledging that the stormwater management system is a permanent fixture that can be altered or removed only after approval of a revised plan by Windsor Township.
27. A Township specific Stormwater Management Facilities Operation and Maintenance Agreement shall be signed and recorded; in conformance with Section 703.A.
28. The applicant is required to pay a fee, to be determined by the Township, to the Municipal Stormwater Maintenance Fund.
29. Please revise the proposed building setback lines. The front yard setback is required to be 35'.
30. Provide a detail for the proposed dumpster enclosures.
31. Loading Areas/Spaces need to be addressed per Section 312 of the Zoning Ordinance.

- The plan does not appear to provide adequate space.
32. Please label the cartwidth for Route 74.
 33. The provided Site Data table does not identify the maximum permitted lot coverage. In addition, it does not provide the proposed lot coverage.
 34. The provided Clear Site Triangle is incorrectly identified on the plan.
 35. Section 317 requires building façade landscaping. The plan does not appear to provide any landscaping along the façade of the building.
 36. Section 211.5.4 requires a Residential Buffer Strip. The plan must be revised to provide the appropriate buffer strip as prescribed.
 37. Typically, waiver requests from sidewalks are denied. The Township will defer the installation of walks upon notification. A note must be added to the plan stating that upon notification from the Township the property owner must install walks within six (6) months.
 38. Planning Modules must be submitted and approved prior to plan approval. A miscellaneous EDU must be used.
 39. Confirmation from Red Lion Municipal Authority that they have received the required security must be submitted to the Township prior to plan approval. The contact from Red Lion Municipal Authority who approved service initially no longer works there.
 40. Security must be posted prior to plan approval.
 41. A 10' utility easement must be provided for all side and rear lot lines. This can be designated by a note.
 42. Owner information must be provided on the plan. In addition, the owner signature block must correspond with the provided owner information.
 43. Revise the owner's signature block and landowner information on the cover sheet.
 44. The Board of Supervisors and York County Planning Commissions signature blocks need to be revised.
 45. Windsor Township reserves the right to add additional comments.
 46. Please add the following Standard Notes:
 - All construction shall be in accordance with the Windsor Township Construction Materials Specifications.

Mr. Kurl asked if it was appropriate to approve a plan with so many outstanding comments. Mr. Kraft advised that the majority of his comments were administrative and didn't feel there was anything significant that was outstanding that should prevent the plan from being approved. Mr. Kurl seconded the motion. Motion carried. Four votes yes. Mr. Moyer abstained due to a conflict of interest.

6. Solar Energy Discussion

The Planning Commission were provided with maps that were created by C.S. Davidson, Inc. that identified Developable Area within the Township that could potentially be used for Solar Farms.

There was a brief discussion regarding the mapping and it was determined that a good portion of the Township would not be suitable for Solar Farms due to slopes, creeks, wooded areas, wetlands and flood zones. It was discussed that it would not be feasible to prohibit the use of Prime Soil areas due to much of the Township having other factors that would prohibit construction.

Mr. Kurl advised that after doing some research with his team it was determined that doing an overlay to determine suitable locations was not feasible. He advised that he and his team felt that there should be either a plant buffer or a distance buffer. In addition, they thought that allowing contiguous use of lots should not be permitted and all requests for Solar Farms should be done as Special Exceptions.

Mr. Allison commented that it didn't appear that there were any areas that would be large enough for neighboring properties to join for a project.

Mr. Allison advised that he felt that an Ordinance should still be done even if it doesn't appear that there are any viable areas within the Township. He advised that a draft ordinance would be created for review at a future Planning Commission meeting.

7. Plans to be 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 Mr. Pilachowski seconded by Mr. Kurl, plans 7A, 7B, 7C, 7D & 7E were tabled. Motion Carried. Five votes yes.

8. Planning Commission Comments – There were no comments.

9. The meeting of the Windsor Township Planning Commission adjourned at 7:00 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kipp D. Allison', with a long horizontal flourish extending to the right.

Kipp D. Allison
Secretary