

WINDSOR TOWNSHIP PLANNING COMMISSION
May 16, 2024

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, Kim Moyer, Brita Runkle, Todd Kurl, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Jeff Zarfoss, Jacob Hebel (Gordon L. Brown & Assoc., Inc.), Deanna Coble, Kipp Allison and Teresa Miller.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no comments.
4. On a motion from Mr. Vergos and seconded by Mrs. Runkle, the minutes of the March 21, 2024 meeting were approved. Motion carried. Five votes yes.
5. JEFFREY L. & KRISTY L. ZARFOSS & ROGER H. & FERN M. STEIN – Final Reverse Subdivision Plan #L-6184 by Gordon L. Brown & Assoc., Inc., along Memory Ln. (4/03/24)

Mr. Hebel advised that the purpose of the plan was to reverse subdivide five parcels into one that will be owned by Mr. & Mrs. Zarfoss. He advised that two of the parcels are owned by Mr. & Mrs. Stein and the remaining three are owned by Mr. & Mrs. Zarfoss. Mr. Hebel advised that no construction was being proposed, however four waivers were being requested.

Mr. Allison and Mr. Kraft reviewed their outstanding comments. Mr. Allison advised that the following waivers were being requested:

- Section 304.2.B & 305.2.B; plan sheet size
- Section 502.J; widening of existing roads
- Section 503.1A; construction of curbs
- Section 503.2A; construction of sidewalks

On the motion of Mr. Kurl seconded by Mr. Moyer, the waivers were recommended for approval. Motion Carried. Five votes yes.

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

1. Note #1 needs to be revised to include all five parcels.
2. Net and gross acreages must be provided for all the proposed lots on the plan. Minimum lot area must be based on net acreage.
3. Note #11 must be revised to identify the existing and proposed lot coverages.

4. The following waivers of the Subdivision & 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.
 - Section 304.2.B & 305.2.B; plan sheet size
 - Section 502.J; widening of existing roads
 - Section 503.1A; construction of curbs
 - Section 503.2A; construction of sidewalks
5. The DEP “Request for Planning Waiver & Non-Building Declaration” must be approved prior to plan approval.
6. Tabular format the total net and gross acreage affected by the items listed in Section 304.2.B.6.
7. The Owner Certification shall be signed and notarized.
8. Windsor Township reserves the right to make additional comments.

Motion carried. Five votes yes.

6. Plans to be tabled:

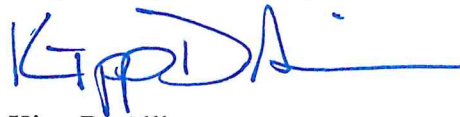
- A. MEADOW CREEK TOWNHOMES – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept, Inc., along Cape Horn Road, Ruppert Road and Kendale Road. (10/1/07)
- B. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)
- 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 Chairperson Pilachowski seconded by Mr. Kurl, plans 6A, 6B, 6C, 6D & 6E were tabled. Motion Carried. Five votes yes.

7. Planning Commission Comments – Mr. Vergos asked Mr. Allison for an update on the Solar Ordinance. Mr. Allison advised that the latest draft will go before the Board of Supervisor’s at the next meeting and upon approval would than be ready to be sent to the York County Planning Commission for review.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:14 P.M.

Respectfully submitted,

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

Kipp D. Allison
Secretary