

WINDSOR TOWNSHIP PLANNING COMMISSION

August 15, 2024

1. The meeting of the Windsor Township Planning Commission was called to order at 6:13 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, Kim Moyer, Todd Kurl, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Adam Anderson, P.E. (Site Design Concepts), Jeff Walker (York Excavating), Mickey Thompson (Hedgeford, LLC), Bethany Spitler (Hedgeford, LLC), 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. Kurl and seconded by Mr. Moyer, the minutes of the May 16, 2024 meeting were approved. Motion carried. Four votes yes.
5. Plans to be reviewed:
 - A. LMES ENTERPRISES, LLC Preliminary/Final Subdivision Plan #1560.1- by Site Design Concepts, along Dietz Rd. (07/12/24) – There was no one present to discuss this plan. On the motion of Chairman Pilachowski seconded by Mr. Moyer, the plan was tabled. Motion carried. Four votes yes.
 - B. WINDSOR PLAZA Preliminary/Final Land Development Plan #2020E89-003 – by RGS Associates, along Cape Horn Rd. (6/17/24) – There was no one present to discuss this plan. On the motion of Chairman Pilachowski seconded by Mr. Moyer, the plan was tabled. Motion carried. Four votes yes.
 - C. EAST PROSPECT ROAD PARTNERS, LLC Proposed Excavation Contractor's Shop Preliminary/Final Land Development Plan (12/2023)

Adam Anderson explained the purpose of the plan is to construct a contractor's shop that would allow for items currently being stored outdoors to be moved indoors for more secure storage.

Mr. Anderson advised that access to the shop would be through the existing entrance at East Prospect Road, stormwater would be tied in with the existing stormwater management controls and the building would be tied into the existing sewer system for the proposed restroom.

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

- Section 304.2.B & 305.2.B; plan sheet size
- Section 305.2.B.18; clear site triangle
- Section 502.2.J; widening of existing roads
- Section 503.1A; construction of curbs
- Section 503.2A; construction of sidewalks

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

Mr. Kraft reviewed his outstanding comments. Mr. Allison advised he had no additional comments to add.

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

1. Landscaping plan shall be signed and sealed by a Pennsylvania Registered Landscape Architect, per Section 317.2.D.
2. Proposed loading areas are located in existing gravel and shall be either a paved concrete or bituminous material.
3. The name, seal & signature of the registered engineer and registered surveyor responsible for creation of the plans shall be provided.
4. The Certificate of Ownership shall be signed and notarized.
5. Plans showing the building elevations, floor plans, exterior lighting and signage shall be provided.
6. The applicant shall provide financial security for public improvement requirements.
7. All sanitary sewer facilities shall be per Township specifications. This includes cleanouts at a maximum space of 75' and prohibits the use of doghouse style manholes.
8. The carbonate geology statement on the coversheet shall be executed by the Engineer.
9. A Township specific Stormwater Management Facilities Operation and Maintenance Agreement shall be signed and recorded in conformance with Section 703.A
10. The applicant is required to pay a fee, to be determined by the Township to the Municipal Stormwater Maintenance Fund.

Motion carried. Four votes yes.

D. KENSINGTON – Remaining Lands for Hedgeford, LLC – Ness Road Preliminary Subdivision Plan #686-9A – Site Design Concepts, along Ness Road (07/2021)

Mr. Anderson advised that the purpose of this plan is to develop the remaining 55 acres of land owned by Hedgeford, LLC along Ness Road. He advised that 126 lots were being proposed.

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

- Section 502.6.B; minimum cart width
- Section 503.2.C; construction of sidewalks
- Section 306.N; stormwater discharge dispersion
- Section 306.G; drainage discharge

Mr. Vergos advised that he had concerns with a cart width of 28'. He felt that the smaller cart width would cause problems at times when vehicles were parked along the street and emergency vehicles needed to get through the street. There was a brief discussion. Mr. Allison advised that the typical cart width is 28'. Mr. Kurl advised he felt that 28' was good.

Mr. Vergos advised that he did not like the idea of sidewalks being installed on only one side of the street. He felt that this was a safety concern for residents continuously having to cross the street in order to be able to access sidewalks. He questioned ADA compliance with only having a sidewalk on one side of the road, how does a handicap person with no sidewalk on their side safely get to a sidewalk. Mr. Kraft advised he did have some concerns about ADA compliance as well. Mr. Allison commented that the proposed development was dense and it would likely create more pedestrians. The installation of sidewalks on both sides would better accommodate pedestrians. There was a lengthy discussion regarding sidewalks.

Mr. Anderson advised that a waiver was needed for the installation of a level spreader. He advised that the Department of Environmental Protection (DEP) advised that they will not permit a level spreader at this location due to the slope of the existing grade. Mr. Kraft advised he did not have a problem with this but would need to receive a copy of the letter from DEP showing their comments. Mr. Anderson advise he would provide the documentation.

On the motion of Mr. Kurl seconded by Mr. Vergos, the waiver of Section 502.6.B regarding the minimum cart width of 28' was recommended for approval. Motion carried. Four votes yes.

On the motion of Mr. Kurl seconded by Mr. Vergos, the waiver of Section 306.N regarding the installation of the level spreader was recommended for approval. Motion carried. Four votes yes.

On the motion of Mr. Kurl seconded by Mr. Moyer, the waiver of Section 306.G regarding stormwater drainage was recommended for approval. Motion carried. Four votes yes.

On the recommendation of the Planning Commission the waiver of Section 503.2.C regarding installation of sidewalks was tabled for future discussion following some investigation by the property owner in regards to ADA regulations and compliance.

E. WINDSOR TOWNSHIP COMMUNITY CENTER – Land Development Plan

Mr. Allison reviewed the proposed layout for the community center and advised that the plan was approximately 98% complete. Mr. Vergos asked if a sign was going to be installed. Mr. Allison advised yes; it would be an electronic sign. There was a brief discussion regarding the location and proposed construction.

On the motion of Mr. Vergos seconded by Mr. Moyer, the plan was recommended for approval. Motion carried. Four 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. Four votes yes.

7. Planning Commission Comments – There were none.

8. The meeting of the Windsor Township Planning Commission adjourned at 7:38 P.M.

Respectfully submitted,



Kipp D. Allison
Secretary