

## WINDSOR TOWNSHIP PLANNING COMMISSION

March 20, 2025

1. The meeting of the Windsor Township Planning Commission was called to order at 6:04 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, Todd Kurl, Brita Runkle, Kim Moyer, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller and Deanna Coble. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no comments.
4. On a motion from Mr. Vergos and seconded by Ms. Runkle, the minutes of the February 20, 2025 meeting were approved. Motion carried. Five votes yes.
5. Proposed Zoning Ordinance Amendment – Maximum Lot Coverage, Accessory Structure Size – Mr. Allison reviewed what had been discussed at the February meeting. He advised he had done additional research and found that statistically from 2013, Building Permits that were issued for accessory structures rarely exceeded approximately 250 sq. ft. He advised that he did feel making an amendment to the ordinance would be helpful to residents.

Mr. Allison advised that the changes that are being proposed are being proposed for all zones allowing for residential uses. There was a brief discussion regarding stormwater management.

Mr. Allison advised the following was being proposed:

### A. Accessory Use Design Standards

1. Maximum permitted height – Twenty (20) feet. An accessory structure is permitted to extend up to a maximum height of twenty-five (25') feet so long as it is set back at least equal to its height from each side and rear property line.
2. Minimum setback requirements for structures up to and including 1,000 square feet:
  - A. Front setback – No accessory structure shall be located within the front yard unless it is located at least 100 feet from the street right-of-way. No swimming pools permitted in front yard;
  - B. Side setback – Five (5) feet on each side [ten (10) feet total]; and,
  - C. Rear setback - Five (5) feet.
3. Minimum setback requirements for structures over 1,000 square feet:
  - A. Front setback – No accessory structure shall be located within the front yard unless it is located at least 100 feet from the street right-of-way. No swimming pools permitted in front yard;
  - B. Side setback – Ten (10') feet on each side [twenty (20') feet total]; and,
  - C. Rear setback – Ten (10') feet.

In addition, Mr. Allison advised that the definition for “Accessory Structures” would be amended to remove the minimum 3’ separation distance between buildings as it would no longer be necessary.

There was a brief discussion regarding accessory structures in an Agricultural Zone. Mr. Allison advised that these structures were addressed differently in the Agricultural Zone than in the Residential Zones. Mr. Kraft commented that in an Agricultural Zone it is possible that an accessory structure could be installed over the setback, however any required stormwater controls could not be installed within the setback.

Mr. Andrew Nelson advised that he is favorable to what is being proposed and feels that it will work by self-regulation. Mr. Dan Hoerr reiterated what Mr. Nelson had said.

On the motion of Mr. Moyer seconded by Mr. Kurl, the changes to the Zoning Ordinance were recommended for approval. 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)
- F. WINDSOR PLAZA Preliminary/Final Land Development Plan #2020E89-003 by RGS Associates, Along Cape Horn Rd. (6/17/24)

On the motion of Chairperson Pilachowski seconded by Mr. Kurl, plans 6A, 6B, 6C, 6D, 6E & 6F were tabled. Motion Carried. Five votes yes.

7. Planning Commission Comments – Mr. Allison informed that Commission that a Zoning Hearing Board application for April was submitted for a Solar Facility off of Mt. Pisgah Rd.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:30 P.M.

Respectfully submitted,

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

Kipp D. Allison  
Secretary

CITIZENS PRESENT

March 20, 2025

Andrew Nelson  
Paula Nelson  
Dan Hoerr  
Mike Herring  
Calvin Nelson  
Brian Raybin, Jr.

3550 E. Prospect Road York PA  
3550 E. Prospect Road York PA  
20 Patterson Avenue Windsor PA  
White Oak Road  
3540 E. Prospect Road York PA  
175 Meadow Road York PA