

## WINDSOR TOWNSHIP PLANNING COMMISSION

July 17, 2025

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 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.), Deanna Coble and Teresa Miller. 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 Mr. Kurl, the minutes of the May 15, 2025 meeting were approved. Motion carried. Five votes yes.

### 5. Plans for Discussion

- A. PROSPECT PLACE – Preliminary Land Development Plan #223045 by Triple Crown Corporation, 287 lots along East Prospect Rd., Freysville Rd, Country-By-Way & Mountain Rd. (10/1/24)

Joe Fortino reminded the Planning Commission what was being proposed with this Subdivision and provided an update on where they were in the process of completing the subdivision.

Mr. Fortino asked if the Planning Commission had any discussions regarding the acceptance of dedication of open space that was being proposed for a play area. The Commission reiterated their decision from the May 15, 2025 meeting that they did not want to accept the dedication of the proposed land. Mr. Fortino advised that the area would likely still be graded and a small play area would be added. He advised this area would likely be turned over to the HOA if the Township chooses not to accept the dedication.

Mr. Kraft reviewed his outstanding comments.

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

1. Landscaping requirements shall be determined at the time of Building Permit issuance.
2. Provide the engineer's dated signature and seal prior to plan approval.
3. For Country-By-Way, clarify who the proposed access easement/private right-of-way will be granted to.
4. For Mountain Road, the Township's solicitor should provide input on whether the existing right-of-way along the abandoned portion of the street should remain to be extinguished.

5. Add "(typ.)" for each typical easement dimension provided. Minimum 1 per easement type per plan sheet.
6. A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the plans is made with the applicant's free consent shall be provided.
7. Proposed street names shall be reviewed and approved by officials from Windsor Township and the USPS Postmaster.
8. Provide feasibility studies for sewer and water facilities for the proposed development. The existing on-lot disposal systems on the estate lots are proposed to be removed; however, only 285 EDU's are proposed. Confirm if 287 EDU's will be required.
9. Provide a DEP Planning Module and reference it on the plan.
10. Provide a Final PNDI and any reports required as a result of the PNDI.
11. Erosion and Sedimentation Control Plans and Post Construction Stormwater Management Plans, as required by YCCD and PA DEP.
12. Revise the drop connection detail on sheet 70 to an Intraflow. Low profile inside drop connection detail. A 5-foot diameter manhole shall be used with inside drop connections.
13. Utilize the March 31, 2012, trench plug detail on sheet 69.
14. Show the location of the proposed trench plugs on the plan and label the station on the profiles.
15. Provide trench plugs at: STA 2+54 between MH83-MH7 and at STA 7+35 between MH5-MH4.
16. Show the level spreader near MH5 on the profile.
17. Shift the trench plug between MH93-MH92 to the downslope side of the 30" HDPE pipe.
18. Shift the trench plug between MH91-MH90 to the outside of the basin berm.
19. Lower the invert out of MH77A to 666.00' in anticipation of the future connection to Mountain Vista Court.
20. All intersections with state routes and improvements to state routes shall be subject to the approval of PennDOT. A copy of the approved permit, plans and documentation shall be provided to the Township for their record.
21. Show the locations of any parks/recreation/open space. The amount of land dedicated shall be .02 acres per lot/dwelling unit. This land shall meet the requirements of Section 514. If it is determined that there is no suitable land for dedication or it is not practical, a fee in lieu of dedication shall be required at the correct rate per lot.
22. Revise the "F" run of the storm sewer to a swale where possible.
23. Provide a planting schedule for shade trees required along the southern basin embankments.
24. The sewer laterals and/or water services for the following lots shall be revised due to conflicts with ADA ramps, inlets and/or easements: 4, 19, 21, 27, 34, 84, 97, 102, 158, 171, 189, 190, 218, 219, 260, 280 and 284.
25. The cover sheet shall have the Certificate in Section 301.K, and it shall be signed prior to plan approval.

26. The spillway width modeled for basins 1 and 3 does not match the rate control pond reports for the corresponding basin. Revise accordingly.
27. Provide a callout on the typical basin cross-section detail, specifying that the last downstream cleanout in each basin shall have a gate valve.
28. The applicant shall provide proof of York County Conservation District/Department of Environmental Protection approved of the NPDES permit for this project once received. A copy of the approved permit, plans and report shall be provided for Township records.
29. All certifications shall be signed and sealed prior to plan approval.
30. The owner's statement acknowledging the stormwater management system is a permanent fixture that can be alter or removed only after approval of a revised plan signed by Windsor Township.
31. The Developer is responsible for completing record drawings of all stormwater management facilities. The record drawing shall include a certification statement from the engineer stating all facilities were built to the approved plan or state any deviation from the approved plan.
32. A Windsor Township specific Stormwater Management Facilities Operation and Maintenance Agreement shall be signed and recorded.
33. The applicant is required to pay a fee, to be determined by the Township to the Municipal Stormwater Maintenance Fund.

Motion carried. Five votes yes.

B. DUSTIN D. MILLER & MARIA L. KOSTURA – Preliminary/Final Lot Consolidation Plan #2024-269, 2 lots along Witmer Road (5/15/25)

Josh Myers explained the purpose of the plan is to combine two lots that are owned by Mr. Miller & Ms. Kostura. He advised that three waivers are being requested. They are:

- Section 304.2.B; plan sheet size
- Section 502.2.J; widening of existing roads
- Section 503.2; construction of sidewalks

On the motion of Mr. Vergos seconded by Mr. Kurl, the waiver for sheet size and road widening were recommended for approval. The waiver for construction of sidewalks was denied with the requirement that the standard six-month note be added to the plan. Motion carried. Five votes yes.

Mr. Kraft reviewed his outstanding comments.

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

1. Both existing lots and the consolidation of the lots do not provide the minimum lot size, one (1) acre, residential use in the Agricultural District. The Township should consult with it's Solicitor to determine if this condition would or would not require a variance.
2. The Owner Certification shall be signed and notarized.
3. The driveway clear site triangle shall have a vertices along the driveway that starts five (5) feet beyond the right-of-way line. Plan view and Legend shall be updated to reflect this requirement.
4. The Notary Certification block shall be preceded with the following statement:  
COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF YORK:
5. Parcel history needs to be updated to provide more clarity on the existing and proposed Dwelling Unit Rights. Note shall read as follows:

Existing Lot Dwelling Unit Rights  
Lot 1 – 1 Dwelling Unit (used)  
Lot 2 – 1 Dwelling Unit (unused)

Proposed Lot Dwelling Unit Rights Remaining  
Lot 1 – 1 Dwelling Unit (unused)

6. Plan note 1 and 4 are redundant and note 4 can be removed.

Motion carried. Five votes yes.

C. WILLIAM N. & LAURA S. FAY & JOHN P. & JANET F. STONE – Preliminary/Final Subdivision Plan #2025-025, 4 lots along White Oak Road (6/2025)

Josh Myers explained the purpose of this plan is to do some lot line adjustments and create one new lot with no construction being proposed.

Mr. Kraft advised there had been conversations about a Data Center at this location. Mr. Myers advised he was unaware of that and at this time there was no construction proposed.

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

- Section 304.2.B.17; provide existing contours at 10' intervals
- Section 502.2.J; widening of existing roads
- Section 503.2; construction of sidewalks
- Section 304.2.B: plan sheet size
- Section 305.2.B: plan scale requirements
- Section 505.4.D number of lots created to front on a Twp road
- Section 506.5.A extend/connect to public sewer
- Section 507.2 extend/connect to public water



Mr. Myers explained that a waiver of Section 505.4.D was being requested because at this time Lot 1A is being created and no construction is proposed. Section 505.4.D would require that a public street be installed for this one lot and it does not seem feasible to install a road for one lot with no proposed construction. There was a brief discussion.

On the motion of Mr. Kurl seconded by Mrs. Runkle the waivers were recommended for approval with the exception of the waiver of Section 505.4.D. The waiver of Section 505.4.D was denied. Motion carried. Five votes yes.

On the motion of Chairman Pilachowski seconded by Mr. Kurl the plan was tabled. 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 – There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:35 P.M.

Respectfully submitted,



Jerry Pilachowski  
Chairperson

CITIZENS PRESENT

July 17, 2025

Joe Fortino  
George Fradiska  
Josh Myers

Triple Crown  
200 Country-By-Way  
Shaw Surveying