

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**January 19, 2012**

1. The meeting of the Windsor Township Planning Commission was called to order at 6:03 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charlie Wilson, Paul Ilyes, Dean Heffner, Kipp Allison, Jennifer Gunnet, Connie Gladfelter, Deanna Coble, J. Michael Hess (ARRO Engineering), Terri Ruby (York County Planning Commission).

2. The Pledge of Allegiance was recited.
3. The Planning Commission reorganized. Mr. Heffner motioned to nominate Mr. Pilachowski for Chairman and Mr. Wilson for Vice Chairman, with a second by Mr. Ilyes. Motion carried. Four votes yes.
4. Chairman Pilachowski asked if there were any comments from the public. There were none.
5. Mr. Ilyes motioned to approve the minutes as written for the December 15, 2011 meeting, with a second by Mr. Heffner. Motion carried. Four votes yes.
6. There were no plans submitted in January.
7. Plans tabled in December:
  - A. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Rd. Chairman Pilachowski motioned to table this plan along with B, C, D, E, F, G, and H, with a second by Mr. Wilson. Motion carried. Four votes yes.
  - B. WOODROW JR. & CAROLYN E. WILSON – Final Subdivision Plan #060111 by James R. Holley & Assoc., Inc. 3 lots along Bethlehem Church Rd. For action on this plan see 7 A.
  - C. MEADOW CREEK – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept Inc., along Cape Horn Rd., Ruppert Rd. & Kendale Rd. For action on this plan see 7 A.
  - D. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. For action on this plan see 7 A.
  - E. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. For action on this plan see 7 A.
  - F. CORA E. DELLER - Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., 34 lots, along Winterstown Rd., Neff Rd. and Sinclair Rd. For action on this plan see 7 A.
  - G. SHADOW RIDGE, PHASE 1 - Final Subdivision Plan #060614, by James R. Holley & Assoc., Inc., 54 lots, along Burkholder and Blacksmith Road. For action on this plan see 7 A.

- H. SHADOW RIDGE, PHASE 2 - Final Subdivision Plan #060615, by James R. Holley & Assoc., Inc., 35 lots, along Burkholder and Bahn's Mill Road. For action on this plan see 7 A.
8. Zoning and Subdivision Ordinance. Mike Hess advised that he has a couple of matters to discuss with the Planning Commission. The first of which is Conditional Uses. Mr. Hess stated that he has talked to the Board of Supervisors about whether they should be included or not. He will be getting a draft of where Conditional Uses would be used to the Board members for further discussion at the Feb. 6, 2012 meeting.

The second item deals with the Rural Residential (R-R) zone. He noted that the map he was displaying tonight does not exactly match the future land use map from the Joint Comprehensive Plan but it is close. There was a discussion that the future land use map showed the Lanius property as being proposed for R-R and that the Rt.24 corridor is the prime area for the Commercial zone. It was suggested that the area between the existing Commercial zone on the Lanius property and the Commercial zone on the former Ruppert property be rezoned to Commercial. More discussion occurred. It was the consensus of the Planning Commission members that this change should be made. Terry Ruby of the York County Planning Commission recommended that if the property is rezoned that a readily determined line be followed or a depth dimension be provided.

Another area of divergence from the future land use map was the Cacciola property on Windsor Rd. Mr. Hess advised that they are suggesting that this property stay zoned R-1 as it has minimal road frontage.

The properties between Gay Street and Freysville Road were discussed. Mr. Hess noted that he kept them zoned R-2 as they are adjacent to Red Lion Borough. The future land use map indicates R-1.

Paul Ilyes asked if the Myers property along Windsor Rd. should be changed from R-2 to R-1 and the property across Manor Rd. from the Myers property be changed from R-1 to R-2. It was noted that access to public utilities and infrastructure are better at the Myers property than the other property. Also, the property across the street has steep slopes. It was the consensus of the Planning Commission to retain the R-2 zoning for the Myers property.

Charles Wilson and Ms. Ruby had a discussion regarding the Township being required to provide for all dwelling types in the Township.

The Neighbor-Commercial (N-C) zone was discussed. Ms. Gunnet questioned why the Rick's Home Center property and the Red Lion Bible Church properties were recommended for N-C. After a discussion, it was the consensus of the Planning Commission to have them both retain their existing zoning. Mr. Allison added that there are a few other parcels that should be considered for N-C. He will provide Mr. Hess with the list of those properties.

The following items pertained to the documents that had previously been distributed:

- 201.8 – This is a newly added subsection that they felt should be added pertaining to buffering between non-residential uses and residential uses/zone. It was noted that this same language has been added to the R-1, R-2, N-C and C-1 zones also.
- 230.8 – This subsection deals with delineation of lands in a floodplain. Language was added to address any map changes that are approved by FEMA.
- 231.6 – Added a listing of soil types having very high percentage of hydric components. Question was asked why use of “very high hydric components” was used. Mr. Hess will check.
- 311.20 – This subsection deals with the delayed construction of parking facilities. Mr. Hess advised that the Township wants to make sure that adequate parking is provided. This section lists when and how construction of a portion of the parking lot can be delayed. He noted that the entire area would have to be shown on the land development plan and storm water managed. He added that the land development plan would have to indicate the parking area to be installed initially as well as what is proposed to be delayed. There was a discussion on how much of the parking lot that a developer could delay. The draft was for a maximum of 25%. Mr. Wilson advised that a business owner should know how many parking spaces are needed. It was the consensus of the Planning Commission to change the amount to a maximum of 30%. This section details under what conditions the Township can require the additional parking area to be constructed. It was suggested that the developer be able to initiate it also.
- 312.4 – This section deals with loading areas in a side or rear yard. It was noted that this section was amended previously. This is to be removed.
- 312.12 – This section deals with hours of operations for loading areas. Mr. Hess questioned whether there was another section in the Zoning Ordinance pertaining to hours and noise. Mr. Allison advised that Section 324 addresses this.

Mr. Wilson asked if there can be any flexibility in the Zoning Ordinance. Mrs. Ruby advised that it needs to be specific. Mrs. Gunnet added that any gray areas would go in favor of the applicant.

Mr. Allison questioned one of the headings in the chart under Section 203.4. He asked what the numbers in the parenthesis represent in the column labeled “Minimum Lot Width at Building Setback Line & (Frontage)”. He noted that the lot width is measured at the building setback line. Mr. Hess will check into this.

Mr. Pilachowski asked that the height off the ground for a monument sign be reviewed. This will be checked.

Mr. Illyes asked if the exemption from a land development plan was being addressed. He was advised that this would be addressed in the Subdivision and Land Development Ordinance. Mr. Allison added that the request from the property owner on Lombard Rd. has given them some ideas on what needs to be provided in order for an exemption to be granted.

A packet of information was distributed to the Planning Commission members for discussion at the February meeting. It was noted that the information includes the proposed changes from the October, November and December meetings.

9. Planning Commissioners comments. Chairman Pilachowski asked Mr. Allison about the case before the next Zoning Hearing Board, JKLM (East Prospect Metals). He asked if there was a problem with the concrete pad besides that it is in a flood plain. Mr. Allison said that the concrete pad is not the only problem but there is a 3 foot concrete block barrier around the perimeter and it is in the flood plain.

Mr. Wilson stated that after the last meeting he contacted Stan Lembeck and he is putting on another seminar in February. He said the fee is \$ 20.00. Mr. Wilson asked if anyone else is interested in going to this seminar. Ms. Ruby added that it is a good seminar. Mr. Allison stated that he will get the information to the Planning Commission members and if anyone is interested in going to let him know.

10. The meeting of the Windsor Township Planning Commission adjourned at 7:56 P.M.

Respectfully submitted,

Jennifer L. Gunnet  
Secretary