

WINDSOR TOWNSHIP PLANNING COMMISSION
March 15, 2012

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charlie Wilson, Paul Ilyes, Dean Heffner, J. LaRue Harvey, Kipp Allison, Jennifer Gunnet, Connie Gladfelter, J. Michael Hess (ARRO Engineering).

2. The Pledge of Allegiance was recited.
3. Chairman Pilachowski asked if there were any comments from the public. There were none.
4. Mr. Harvey to approve the minutes as written for the February 16, 2012 meeting, with a second by Mr. Heffner. Motion carried. Five votes yes.
5. There submitted in March:
 - A. DENNIS COTTRELL REVISED HICKORY HEIGHTS LOT 22 & 23 – Final Subdivision Plan #K070-C131 by David Hoffman, 2 lots along Grove Rd. Chairman Pilachowski motioned to table this plan along with 6 A, B, C, D, E, F and G, with a second by Mr. Heffner. Motion carried. Five votes yes.
6. Plans tabled in February:
 - A. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Rd. For action on this plan see 5 A.
 - B. 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 5 A.
 - C. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. For action on this plan see 5 A.
 - D. 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 5 A.
 - E. 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 5 A.
 - F. 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 5 A.
 - G. 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 5 A.

7. Zoning and Subdivision Ordinance. Mike Hess stated that Kipp Allison, Jennifer Gunnet, Deanna Coble and Terry Ruby from York County Planning Commission went over the changes. He added that they have gone over about half of the ordinances and will have the second half to review next month. He said there are a few that we are going to go over.

The following sections were discussed:

Article 1

Definitions

- Boarding House removed the minimum number of individuals living in the house.
- Discussion of definition of Family – Additionally, up to three (3) unrelated individuals who maintain a common household and live with in one dwelling unit may be considered a family provided that no individual or individuals within the household earns a profit from the living expenses of any others.
- Discussion of the definition of Dwelling - broken down to single family, duplex, two family, multiple family and townhouses

Article 2

Section 201.2.9D.c – Beekeeping

- Discussion on hives shall be located no closer than fifty feet from any property line
- Discussed the fifty feet from any property line in RR, R1 and adding R2

Section 201.2.9.E.b - Noncommercial keeping of livestock

- Discussion on the definition of livestock, add swine to the definition
- Discussion on setbacks in front yard, add 100 feet from road right-of-way

Section 201.5 - Area and design requirements

- Discussion on municipal services, public uses and public utilities structures, same in all zones
- Discussion requirements for residential accessory structures on maximum permitted lot coverage is 50% of the resident principle use building footprint maximum in all zones

Section 210.2 - Neighborhood Commercial (C-N)

- Added family daycare
- Discussed the existing residential uses including existing additions and existing residential accessory structures. Added new residential uses are not permitted. Homes with a commercial business.

Section 211 - General Commercial Zone (C-1)

- Discussion on Section 211.3.24, changed the square footage from 50,000 square feet to 20,000 square feet as a special exception
- Adult related uses were moved to Industrial Zone

Article 3

Section 301.2 – Walls

- Discussion on wall height, distance and sloping between walls, height of railing or fencing on the wall. Walls to exceed 4 feet will have a 3 foot fence or railing on the wall

Section 304.2 – Flagpoles

- Discussion on flagpoles, setback distance equal to their height.

Section 306 – Minimum Habitable Floor Space

- Discussion on minimum square feet per dwelling unit

Section 304.1 - Height Limit Exceptions

- Discussion on windmills and wind energy conversion systems, adding definitions of windmill to the definitions. Windmills are ornamental

Mr. Wilson said open space developments are something that works but we will just need to modify it to make it work for us. He said that the cluster overlay developments sound great but was our one weakness because anyone could come in and put the houses anywhere with no control. Mr. Hess said open spaces developments will be discussed in a future meeting. Mr. Allison stated that we are trying to address the issues. Mr. Hess stated that in RR, R1 and R2 there are certain cases that open space development is required, some are permitted use and some are special exceptions depending on which zone it is in.

Mr. Wilson asked whether the four foot screening around pools could be vegetation. Mr. Allison said that there must be a fence or a wall. Mr. Ilyes asked why not fences or walls around ponds. Mr. Hess said that you cannot regulate a natural feature.

8. Planning Commission Comments. Mr. Wilson asked about repair of cars. Mr. Allison said it is in Article 3, 301.10 Accessory Repair of Personal Motor Vehicles. Mr. Wilson noted that these are very specific. Mrs. Gunnet stated that these were things that can be done.
9. The meeting of the Windsor Township Planning Commission adjourned at 7:23 P.M.

Respectfully submitted,

Jennifer L. Gunnet
Secretary