

WINDSOR TOWNSHIP PLANNING COMMISSION
November 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, J. LaRue Harvey, Kipp Allison, Teresa Miller, J. Michael Hess, P.E. (ARRO Engineering), Jerry T. Stahlman, P.E. (J.T. Stahlman, PE, LLC)

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public attendees.
4. The minutes of the September 20, 2012 meeting were approved with a motion from Mr. Harvey and a second by Mr. Wilson. Motion carried. Four votes yes.
5. Plans submitted in October:
 - A. STANLEY R. & AUDREY J. HOKE – Land Development Plan #C-12-022 by J.T. Stahlman, PE, LLC for a 40' x 80' pole building on the corner of Delta & Burkholder Road.

Mr. Stahlman advised the intent of this plan is to allow the construction of a 40' x 80' pole building behind the existing barn on a Commercial property located at the corner of Delta Road & Burkholder Road. Mr. Stahlman advised the sole purpose for this building would be for storage and that no customers would have access to the building. He further advised that a PennDOT Highway Occupancy Permit was requested and has been received to allow an access drive to the building from Burkholder Road.

Mr. Stahlman advised that a request was also sent to the York County Conservation District for a waiver of the Erosion & Sedimentation Control Plan in regards to the Stormwater Management of his building. Mr. Stahlman advised York County Conservation District requested a plan detailing the proposed stormwater management. The plan consists of catching the roof water with downspouts and having the water flow over-ground where it would be picked up by an inlet that would feed to an under-ground infiltration pit. Mr. Stahlman advised he has not yet received an approval letter from York County Conservation District.

Mr. Stahlman advised that six (6') foot evergreens would be planted along Burkholder Road and the northern property line to satisfy the screening requirements.

Mr. Stahlman advised there were three (3) waivers. The first waiver is to provide right-of-way dedication along the site's frontage on public roadways per Section 502.5.a. Mr. Stahlman advised that both roads are State Roads and that additional dedication of right-of-way shouldn't be required. He felt that if PennDOT needed additional right-of-way they would just take it.

The second is a waiver to provide curbs along the site's frontage on public roadways per Section 502.7.

The third is a waiver to provide sidewalks along the site's frontage on public roadways per Section 502.10.

Mr. Hess and Mr. Allison reviewed their outstanding comments for this plan. Mr. Hess advised he didn't think there was any reason the plan could not be approved once the waivers were addressed and the letter was received from York County Conservation District.

On the motion of Mr. Wilson seconded by Mr. Ilyes the waivers of Sections 502.7 and 502.10 to provide curbs and sidewalks along the site's frontage on public roadways was denied and a request was made to add a note to the plan that would require the property owner, his heirs or assigns to install sidewalks and/or curbs within six (6) months of written notification from the Township. Motion carried. Four votes yes.

On the motion of Mr. Ilyes seconded by Mr. Wilson the waiver of Section 502.5.a to provide right-of-way dedication along the site's frontage on public roads was granted. Motion carried. Four votes yes.

On the motion of Mr. Harvey seconded by Mr. Wilson the plan was approved with the following comments:

1. A note must be added to the plan stating that the owner, his heirs or assigns, shall within six (6) months after receipt of written notice from Windsor Township install concrete curbing and sidewalks in conformance with current Township standards.
2. Erosion and Sedimentation Control Plan approval or a letter of plan exemption is required from York County Conservation District.
3. Security in the amount of \$36,751.00 must be posted.

Motion carried. Four votes yes.

6. Plans tabled from previous month:

- A. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., two hundred twenty nine (229) lots along Ness Rd. On the motion of Chairman Pilachowski seconded by Mr. Wilson this plan along with 6B, 6C, 6D, 6E, 6F, 6G were tabled.
- 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 6A.

- C. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for seventy-one (71) lots along Smith Road. For action on this plan see 6A.
 - D. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., thirty-two (32) lots along Snyder Corner Road. For action on this plan see 6A.
 - E. CORA E. DELLER - Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., thirty-four (34) lots, along Winterstown Rd., Neff Rd. and Sinclair Rd. For action on this plan see 6A.
 - F. SHADOW RIDGE, PHASE 1 - Final Subdivision Plan #060614, by James R. Holley & Assoc., Inc., fifty-four (54) lots, along Burkholder and Blacksmith Road. For action on this plan see 6A.
 - G. SHADOW RIDGE, PHASE 2 - Final Subdivision Plan #060615, by James R. Holley & Assoc., Inc., thirty-five (35) lots, along Burkholder and Bahn's Mill Road. For action on this plan see 6A.
- 7. Planning Commission Comments – There were no comments.
 - 8. The meeting of the Windsor Township Planning Commission adjourned at 6:23 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer