

WINDSOR TOWNSHIP PLANNING COMMISSION

January 16, 2014

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charles Wilson, Dean Heffner, J. LaRue Harvey, Paul Ilyes, Kipp Allison, Teresa Miller, Phillip Brath, P.E. (ARRO Engineering), Byron Trout, P.E. (Gordon L. Brown & Assoc.), Tom Estermyer, Mannix Downey & Mark Capezio

2. The Pledge of Allegiance was recited.
3. Appointments
 - A. Chairman – On the motion of Mr. Ilyes seconded by Mr. Harvey, Jerry Pilachowski was appointed Chairman. Motion carried. Five votes yes.
 - B. Vice-Chairman – On the motion of Mr. Ilyes seconded by Mr. Harvey, Charles Wilson was appointed Vice-Chairman. Motion carried. Five votes yes.
 - C. Secretary – On the motion of Mr. Harvey, seconded by Mr. Heffner, Kipp Allison was appointed Secretary. Motion carried. Five votes yes.
4. Public Comment – There was no public comment.
5. The minutes of the November 21, 2013 meeting were approved with a motion from Mr. Ilyes seconded by Mr. Harvey. Motion carried. Five votes yes.
6. Pleasant View Auto Sales Final Land Development Plan

Mr. Trout explained the purpose of the plan was to construct a paved parking area at the rear of the property to expand the existing auto sales business. Mr. Allison advised that the difference from the original submitted plan and the revised plan is that they are no longer proposing pervious pavement but instead are reverting back to traditional pavement with a stormwater management infiltration trench.

Mr. Allison advised there were several waivers that needed to be addressed. Mr. Trout advised the first is a waiver of Section 502.7 of the Subdivision and Land Development Ordinance (SALDO) for the construction of curbs. Mr. Trout explained that when the original plan for the car lot was submitted the Board of Supervisors granted the property owner a waiver not requiring curbs to be installed along Windsor Road. He advised that at the recent staff meeting it was requested that the waiver be requested again due to the proposed construction. Mr. Trout advised that nothing has changed since the original waiver was granted that would warrant curbs to be installed.

The second waiver is of Section 502.10 of the SALDO and is for the installation of sidewalks. Mr. Trout explained that this waiver is the same as the first one that it was previously approved by the Board of Supervisors, but he was asked to submit it for a second approval due to the new construction. He advised that nothing has changed since the original waiver was granted that would warrant curbs to be installed.

The third waiver is a waiver of Section 302.4 of the SALDO which requires the submission of a Traffic Impact Study. Mr. Trout advised that the proposed plan will not increase the flow of traffic in this area; the business is not expanding only the parking area.

The fourth waiver is a waiver of Section 306.Y of the Windsor Township Stormwater Management Ordinance which requires a minimum pipe diameter of the conveyance pipe to be 15" within a street right-of-way. Mr. Trout advised they are not proposing any construction within any street right-of ways. He advised they currently have a 6" pipe for their overflow and are therefore requesting they be permitted to proceed with only a 6" pipe going into the stormwater management pit.

Mr. Allison advised that the Township agrees that there is no need for a traffic study due to the lack of increase in traffic flow. He also advised that the Township did not have a problem waiving the requirement for curbs and sidewalks. Chairman Pilachowski asked if the standard 6 month note for curbs and sidewalks was added to the original plan. Mr. Allison advised no. Mr. Allison advised that if in the future the property owners wanted to pursue access from their property onto Windsor Road the curbs and sidewalks would have to be addressed with PennDOT. He advised he didn't see a need for the 6 month note being added. He also advised that he did not see a problem using the 6" pipe.

Mr. Wilson advised he had some concerns about the water runoff from this location running down across the neighboring Rutter's property. Mr. Trout advised that the trench being installed along the lower side of the proposed parking area as well as a grass strip would take care of any runoff.

Chairman Pilachowski stated that he thought the standard 6 month note for installation of curbs and sidewalks should be added.

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 Windsor Road 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. Five votes yes.

On the motion of Mr. Ilyes seconded by Mr. Harvey the waiver of Section 302.4 was granted not requiring a Traffic Study and the waiver of Section 306.Y to allow a 6" pipe was granted. Motion carried. Five votes yes.

Mr. Trout reviewed the remainder of Mr. Allison's comments. He asked for clarification on Mr. Allison's request to review the owner's signature block. Mr. Allison advised that both property owners information must be shown on the plan not just one owner. Mr. Trout also asked for clarification on what type of landscaping needed to be installed along Windsor Road. Mr. Allison advised that the installation of some small trees would be sufficient. Mr. Estermyer advised that potentially the parking lot could be used to display cars that were available for sale and asked if shrubs could be installed instead of

trees. Mr. Allison advised that shrubs could be installed instead of trees. Mr. Trout also questioned Mr. Allison's comment requiring a letter from Red Lion Municipal Authority providing their approval of the proposed improvements within the water service easement. Mr. Estermyer advised that it was his belief that the easement did not belong to Red Lion Municipal Authority but instead belonged to Rutter's. Mr. Trout advised he would work with Rutter's to obtain the necessary approval letter.

Mr. Brath reviewed his outstanding comment regarding the limit of disturbance lines and the disturbed area needing to be added to the plan. Mr. Allison advised that notification had been received indicating that the York County Conservation District would not be reviewing the plan and there was no longer a need for this information to be placed on the plan.

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

1. The following waivers must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
 - Section 502.7; construction of curbs
 - Section 502.10; construction of sidewalks
 - Section 302.4; Traffic Impact Study
 - Section 306.Y; minimum pipe diameter of conveyance pipe
2. An agreement and funds must be posted as required by the Municipal Stormwater Maintenance Fund.
3. Security must be posted prior to plan approval.
4. Revise the owner's signature block and landowner information on the cover sheet.
5. Provide locations and a detail for the proposed dumpster enclosures. The plan must note if none are proposed.
6. The plan must note that no off-street loading facilities are being proposed.
7. The plan should identify a detail describing the proposed lighting. Please note if not proposed.
8. Note #27 must be revised to reference the "property owner".
9. During in-house review we discussed additional plantings along Windsor Road frontage. The plan should identify that landscaping.
10. At in-house we discussed a berm along the backside of the proposed trench to help control stormwater from bypassing the trench. This plan should identify the berm.

11. A letter must be submitted from the property owner of the water service easement noting their approval of the proposed improvements within the water service easement.
12. The following standard not is required on the plan:
 - I, ____ state that to the best of my knowledge and belief all the property corner monumentation as required by the Windsor Township Subdivision Ordinance, and noted hereon, has been set or otherwise established in the field.

7. Plans tabled:

- A. MIA BRAE INDUSTRIAL PARK – Preliminary/Final Land Development Plan #011231 by James R. Holley & Assoc., Inc., extension of Boxwood Road across Route 74 (Delta Road) (6/1/13) - On the motion of Chairman Pilachowski seconded by Mr. Wilson this plan along with 7B, 7C, 7D, 7E, 7F, 7G and 7H were tabled. Motion carried. Five votes yes.
- B. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road and Freysville Road (12/1/12) – For action on this plan see 7A.
- C. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12) - For action on this plan see 7A.
- D. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10) - For action on this plan see 7A.
- E. 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) - For action on this plan see 7A.
- F. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07) - For action on this plan see 7A.
- G. COOL COUNTRY PROPERTIES – Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. (8/1/06) - For action on this plan see 7A.
- H. CORA E. DELLER – Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., 34 lots along Winterstown Road, Neff Road and Sinclair Road. (8/1/06) - For action on this plan see 7A.

8. Subdivision and Land Development Ordinance Amendment Discussion – Mr. Allison advised that the staff was still in the process of reviewing the draft. He advised that once they completed their review they would contact Mr. Brath for review and to make any necessary updates.
10. Planning Commission Comments – There were no comments.
11. The meeting of the Windsor Township Planning Commission adjourned at 6:27 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer