

## WINDSOR TOWNSHIP PLANNING COMMISSION

April 16, 2015

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, Paul Ilyes, Kipp Allison, Jennifer Gunnet, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson), Kathleen Barnaba

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. Approve or Amend minutes of March 19, 2015 meeting.

Mr. Wilson didn't feel the use of the word "unfounded" was appropriate to describe his concerns of the Draft Ordinance. He advised that during his meeting with Mr. Allison he does not recall the word "unfounded" ever being mentioned, he further advised he did not recall any comments being made at the previous Planning Commission meeting in regards to his meeting with Mr. Allison to discuss his concerns about the Subdivision and Land Development Ordinance. Mr. Allison advised that it was brought to the attention of the Planning Commission that he and Mr. Wilson had me. Mrs. Gunnet advised that we could listen to the recording from the previous month's meeting to make sure the comment in question was accurate and change it as necessary. Mrs. Gunnet also advised that the minutes could be tabled until we review the recording. Mr. Wilson advised no, he had no problem with the minutes only that comment referring to his concerns as unfounded.

Chairman Pilachowski motioned to approve the minutes with the recommendation that the recording of the March 19, 2015 meeting be reviewed and the minutes be corrected as needed. The motion was seconded by Mr. Ilyes. Motion carried. Four votes yes.

5. Kathleen Barnaba – 311 Robin Drive – Request for waiver of setback

Mr. Allison advised that Ms. Barnaba was here to request a waiver of the side yard setbacks for mobile home parks. He advised that she had constructed a covered deck on the side of your mobile home that does not meet the side yard setbacks currently regulated by the existing Subdivision and Land Development Ordinance. He advised that when the new Subdivision and Land Development Ordinance is approved she will meet the side yard setbacks.

Ms. Barnaba showed the Planning Commission photos of her property so they could see the layout of her property and the construction that was done.

Chairman Pilachowski asked if this was a Zoning Violation. Mr. Allison advised yes, the Township had received a complaint.

Mr. Wilson advised he had visited the location and based on his inspection he did not feel anyone is being impacted by the covered deck.

On the motion of Mr. Heffner seconded by Mr. Wilson the waiver to allow the covered deck to encroach into the side yard setback was granted. Motion carried. Four votes yes.

6. LAUREL VISTAS – PHASE 2 Preliminary/Final Subdivision Plan #686.11, by Site Design Concepts, Inc.

Mr. Allison advised that the applicant has requested the plan be tabled. On the motion of Chairman Pilachowski seconded by Mr. Ilyes the plan was tabled. Motion carried. Four votes yes.

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 and 7G were tabled. Motion carried. Four 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.

7. Subdivision and Land Development Ordinance Section 507.4.A – Onlot Water Supply discussion.

Mr. Allison advised that after further review it was determined that the verbiage in Section 507.4.A of the Subdivision and Land Development Ordinance for Onlot Water Supply did not sufficiently state how it should be handled if an applicant proposed an onlot water system. Mr. Allison advised he had received documentation from the consultant showing how other municipalities handle them as well as some recommendations on how to make

this section less vague. He also advised that C.S. Davidson was also consulted and they as well provided some suggestions.

Mr. Allison advised that what they needed to discuss this evening was whether the Planning Commission wanted to leave this section as it was written or add regulations for someone that was proposing a multiple lot subdivision and onlot water systems. Chairman Pilachowski commented that if we leave the section vague than we don't have control over whether it is done properly.

Mr. Wilson advised he looked into this subject. He advised that the Department of Environmental Protection (DEP) has no regulation at this time for wells yet this Section inaccurately states onlot water systems should be in compliance with DEP regulations. He also stated that he felt that when requiring an applicant to dig a well we should not regulate based on gallons obtained per minute but instead by requiring a specific depth.

Chairman Pilachowski asked about the problems that were incurred with the Windsor Woods development and their onlot water systems. Mrs. Gunnet explained the history of the Windsor Woods development and that many homes had issues and ended up connecting to public water at a later date.

Mr. Ilyes asked if Building Permits were issued for houses before or after wells were dug. Mr. Allison advised that wells were not part of the Building Permit process. Mr. Ilyes advised that he thought that a well should be dug on the lot prior to a Building Permit being issued. Mrs. Gunnet advised that we currently do not have any regulations that require this. Mr. Ilyes advised that the state where he previously worked required a well to be dug and tested prior to being able to sell a lot. In addition, it was required that the well be able to produce 1 gallon of water per minute.

Mr. Kraft confirmed that DEP does not currently have regulations for onlot water systems. He advised that DEP has proposed legislation in the past to regulate the onlot water systems but has been unable to get it passed. Mr. Allison advised that the reference to DEP in Section 507.4.A can be removed.

Mr. Heffner advised that it was his feeling that a lot should have a well on it prior to a Building Permit being issued. Mr. Wilson and Mr. Ilyes agreed. Mr. Ilyes also advised he thought there should be parameters set for the yield of the well as well as required testing.

Mr. Ilyes advised that he could provide additional information and specifications that he used at his previous job in relation to onlot water systems for the Planning Commission to review.

Mr. Allison commented that maybe this regulation should be in the Building Permit Ordinance and not the Subdivision and Land Development Ordinance. Chairman Pilachowski questioned whether the regulation should be in both ordinances.

Mr. Heffner advised it was his opinion that when a Building Permit was issued there should be a well. Mr. Wilson agreed. Mrs. Gunnet asked if they felt the well should be done during the subdivision process. The Planning Commission members advised yes.

Mr. Ilyes asked if the well and septic was shown on the plans. Mrs. Gunnet advised that at this time the plan only showed a proposed well or septic location.

Mr. Allison advised at this point we will wait for Mr. Ilyes to provide additional information to review prior to making any changes to Section 507.4.A. Mr. Kraft reviewed some of the regulations that neighboring Township's currently have.

8. Planning Commission Comments

Mr. Wilson advised he had met Ms. Barnaba when he drove out to her location to familiarize himself with her situation. He advised that she had some concerns about the process of requesting the waiver and he was able to assist her in understanding what she was to expect when she came before the Planning Commission. He also suggested she take some pictures to show the Planning Commission so they could see the location and what her deck looked like.

Mr. Wilson advised that after visiting the Laurel Vistas location he had some concerns about the steep slopes and there being no trees or any vegetation on them. Mr. Allison advised that the Planning Commission would need to address the open space when Keystone Custom Homes returned for final approval of the Laurel Vistas plan.

9. The meeting of the Windsor Township Planning Commission adjourned at 6:45 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer