

WINDSOR TOWNSHIP PLANNING COMMISSION
July 16, 2015

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, Charles Wilson, Dean Heffner, Paul Ilyes (arrived at 6:02), Jennifer Gunnet, Teresa Miller, John Klinedinst, P.E.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of June 18, 2015 meeting were approved with a motion from Mr. Wilson seconded by Mr. Heffner. Motion carried. Three votes yes.
5. DELTA ROAD PUMP STATION REPLACEMENT – Final Subdivision Plan # 0829.6.40.00, by C.S. Davidson, Inc. (6/1/15)

Mrs. Gunnet explained the purpose of this plan was to obtain a small piece of land from Mr. & Mrs. Dobbie to create Lot 1A which would then be combined with existing Lot 2 that currently houses the existing Delta Road Pump Station. She advised the intent of the subdivision is to create a larger parcel so that a larger pump station can be built at this site.

Mr. Klinedinst reviewed Mr. Allison's comments. He further advised that C.S. Davidson, Inc. had no additional comments.

On the motion of Mr. Ilyes seconded by Mr. Heffner the plan was approved with the following comments:

1. The following waivers must be requested and granted by the Board of Supervisors prior to plan approval.
 - Section 302.2(n); (lot markers, Lot #1)
 - Section 502.2; (widening of existing roads)
 - Section 502.7; (concrete curbs)
 - Section 502.10; (sidewalks)
2. The Department of Environmental Protection "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.

Motion Carried. Four votes yes.

6. TANA LAWRENCE – Waiver Request of the Subdivision and Land Development Ordinance for minimum setback requirements.

Mrs. Gunnet advised that Ms. Lawrence wants to install a 16' x 80' mobile home onto existing Lot 19 within the Windsor Acres Mobile Home Park. She advised that the mobile home she wants to install cannot meet the required setbacks in the current or proposed Subdivision and Land Development Ordinance and she therefore needed to request a waiver.

Mr. Wilson asked if the Township was ok with allowing the waiver. Mrs. Gunnet advised yes.

On the motion of Mr. Wilson seconded by Mr. Ilyes the waiver was granted. Motion carried. Four votes yes.

Mr. Klinedinst questioned the need for a waiver, based on calculations provided by the homeowner in her drawing the distance between the trailers is 69'10" and the mobile home is only 16' wide this would leave enough room to meet setbacks on both sides.

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, 6F 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.
8. Mrs. Gunnet advised the Planning Commission that the proposed Subdivision and Land Development Ordinance was going to be reviewed by the York County Planning Commission on July 27, 2015 at 7:00 p.m. at Pleasant Acres Annex.
9. Planning Commission Comments – There were no comments.
10. The meeting of the Windsor Township Planning Commission adjourned at 6:24 P.M.

Respectfully submitted,

Jennifer Gunnet for Kipp D. Allison
Zoning Officer