

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**April 16, 2009**

1. The meeting of the Windsor Township Planning Commission was called to order at 7:00 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Paul Ilyes, Dean Heffner, J. LaRue Harvey, Charlie Wilson, Connie Gladfelter, Jason Reichard (C.S. Davidson, Inc.), Kipp Allison, Dennis Potts (Gordon L. Brown & Assoc.), Jerry Stahlman (Stahlman & Stahlman), Kevin Downs, Timothy Pasch.

2. The Pledge of Allegiance was recited.
3. Chairman Pilachowski asked if there were any comments from the public. There were none.
4. Mr. Heffner motioned to approve the minutes for the March 19, 2009 meeting, with a second by Mr. Harvey. Five votes yes. Motion carried.

5. Plans submitted in April:

None

6. Plans submitted in March:

- A. RONALD L. SMITH, DENNIS L. BOWLES & MARY E. BOWLES – Final Subdivision Plan #L-5295, Gordon L. Brown, & Assoc., Inc., for 2 lots along Blouse Rd. Dennis Potts from Gordon L. Brown & Assoc., Inc. went over the plan. Mr. Potts said this subdivision is to fix the property lines. Mr. Potts states they are asking for one waiver and that is for the existing contours.

Mr. Ilyes motioned to grant the waiver for the existing contours, with a second by Mr. Wilson. Five votes yes. Motion carried.

Mr. Allison went over the outstanding comments.

Mr. Heffner motioned to approve this plan, with a second by Mr. Harvey with the following conditions:

1. Waivers must be approved prior to final plan approval.
2. The Department of Environmental Protection “Request for Planning Waiver & Non-Building Declaration” must be approved prior to plan approval.
3. The waiver for existing contours was granted.

Five votes yes. Motion carried.

Planning Commissioners signed the plan.

- B. PYXOS PROPERTIES, LP - Sketch Plan #2008.0037-00, LSC Design Inc., for a connector driveway for Specialty Industries and NuPak Printing sites. This sketch plan will not be viewed by the Planning Commission.

7. Plans tabled in March:

- A. DIRK L. & JODY L. POSEY AND WAYNE L. POSEY – Preliminary/Final Subdivision Plan # 060111, James R. Holley & Assoc., Inc., 4 lots along Bethlehem Church Rd. Mr. Reichard said numerous comments remain outstanding on this plan. He recommends the plan be tabled along with B, C, D, E, and F. Chairman Pilachowski motioned to table this plan along with B, C, D, E, and F, with a second by Mr. Ilyes. Five votes yes. Motion carried.
- B. WILLIAM H. & MARJORIE A. DIETZ - Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A by C.S. Davidson, Inc. 4 lots along E. Prospect Rd. and Freysville Rd. For action on this plan see, DIRK L. & JODY L POSEY AND WAYNE L. POSEY – Preliminary//Final Subdivision Plan #060111. This plan was acted upon at that time.
- C. JEFFREY A. STINE – Final Subdivision Plan #07-1103-001 by Johnson, Mirmiran & Thompson Engineering, 2 lots along Freysville Rd. For action on this plan see, DIRK L. & JODY L POSEY AND WAYNE L. POSEY – Preliminary//Final Subdivision Plan #060111. This plan was acted upon at that time.
- D. 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, DIRK L. & JODY L POSEY AND WAYNE L. POSEY – Preliminary//Final Subdivision Plan #060111. This plan was acted upon at that time.
- E. ROCKLEDGE – Preliminary Subdivision Plan #2003-29 by Johnston & Assoc. Inc., for 24 lots along Boxwood Road. For action on this plan see, DIRK L. & JODY L POSEY AND WAYNE L. POSEY – Preliminary//Final Subdivision Plan #060111. This plan was acted upon at that time.
- F. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc. for 71 lots along Smith Road. For action on this plan see, DIRK L. & JODY L POSEY AND WAYNE L. POSEY – Preliminary//Final Subdivision Plan #060111. This plan was acted upon at that time.
- G. SPRING VALLEY POOL SITE – Preliminary Land Development Plan #A-06-023, by Stahlman & Stahlman, 97 townhouses along Lombard Road. Jerry Stahlman from Stahlman & Stahlman went over the plan. Mr. Stahlman said they met with PennDOT about the right-in and right-out onto Lombard Rd. He also said they are working through the comments

from PennDOT. Mr. Stahlman said they are requesting three waivers. The first is for street separation distance between the two proposed access points. He said both PennDOT and the Township staff recommended lining the main access street up with Navajo Dr. He stated the second and third waiver requests are to not install curbs and sidewalks along Lombard Rd.

Mr. Stahlman said Mr. Pasch has reserved sewer capacity with the Township. He said this is a two phase plan with 96 units. He states there is a front phase that is in front of the power lines and Phase II is to the north.

Mr. Stahlman noted there was a wetlands study done on this site and the wetlands are confined to the area behind the pool.

Mr. Wilson stated that the pool, pavilion, tennis courts and the volleyball courts will be destroyed when the houses are built. He feels the existing pond could be used for recreational purposes such as swimming or fishing. Mr. Pasch said they talked about putting in a walkway around the pond but swimming would not be permitted. Mr. Stahlman said the Homeowners Association will be responsible for maintaining the pond; it would be their decision to turn it into something public.

Mr. Stahlman said at the January meeting we discussed the right-in and right-out as the best solution for the second access. Mr. Wilson asked Mr. Stahlman where PennDOT stands at this time. Mr. Stahlman said PennDOT is ok with the right-in and right-out. Mr. Wilson states that you are not asking for approval in advance of PennDOT's approval. Mr. Stahlman said we would have to resolve the PennDOT issue before we get approval. Mr. Wilson asked what is the total property distance from one end to the other. Mr. Stahlman said about 400 feet.

Mr. Reichard noted that the proposed density exceeds the 5 unit per acre for Lot 1. Mr. Allison said it is not based on the phasing but on the lot size. Mr. Stahlman said we can adjust the Phase line. Mr. Reichard asked if there was a reason that you are trying to keep the two lots. Mr. Reichard said that would solve everything if it was one lot. Mr. Reichard said we thought you were trying to keep the pool on one lot. Mr. Pasch said the plan was to keep the pool but it turned out to be too expensive, it would not be an issue to make it all one lot. Mr. Wilson said you are putting about 100 houses on 20 acres which is 5 units to a net acre. Mr. Wilson also noted the open space is on Phase II and the houses are jammed in on Phase I. He said you are treating it as a cluster overlay zone but you do not have the 30 acres that is needed.

Mr. Reichard said we should take action on all the waiver requests at this time.

Mr. Allison stated that the sidewalks would need to extend all the way out to Lombard Rd. Mr. Reichard said the first waiver is for the separation distance between the two intersections. Mr. Reichard said they need 400 feet and they have 210 feet. He also said they have lined up the insertion. Mr. Wilson said he would like to wait until the next meeting to

vote on this waiver. Mr. Stahlman said we are asking that you recommend the waiver for the street separation. He states that PennDOT and the Township asked that we line up the street with Navajo Dr. and we were glad to do it and I think that is where it should be. Mr. Wilson said he feels we should wait to see what PennDOT's views are. Mr. Wilson stated it is premature to vote until we know PennDOT's position.

Kevin Downs said he lives on Navajo Dr. and he has a petition with about two hundred signatures opposing the proposed community. He said he will be presenting it to the Township. He stated that it is hard to see over the knob on Lombard Rd. when pulling out of Navajo Dr. He said you can not see more then 50 yards to the left and 50 yards to right. He stated the Township has the right to turn the neighborhood down because it does not meet the separation distance requirement even if PennDOT gives its approval. He said if Township residents do not want the neighborhood why would we approve it. He also said there is 96 townhomes, based on a study done by the school district; every home costs the school district \$ 15,000 to educate the children. This would be \$1,000,000 to the tax payers which would put the school in debt.

Chairman Pilachowski motioned to table the waiver for the separation distance, with a second by Mr. Wilson. Five votes yes. Motion carried.

Mr. Heffner motioned to deny the waiver to not install sidewalks along Lombard Rd., with a second by Mr. Harvey. A note must be added to the plan stating that construction of sidewalks must be completed within 6 months of notification from Windsor Township. Five votes yes. Motion carried.

Mr. Ilyes motioned to deny the waiver to not install curbs along Lombard Rd., with a second by Mr. Heffner. A note must be added to the plan stating that the construction of curbs must be completed within 6 months of notification from Windsor Township. Five votes yes. Motion carried.

Chairman Pilachowski motioned to table the plan, with a second by Mr. Ilyes. Five votes yes. Motion carried.

- H. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. Mr. Reichard said numerous comments remain outstanding on this plan. He recommends the plan be tabled along with I, J, and K. Chairman Pilachowski motioned to table this plan along with I, J, and K, with a second by Mr. Ilyes. Five votes yes. Motion carried.
- I. 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, COOL COUNTY PROPERTIES – Preliminary Subdivision Plan #060619. This plan was acted upon at that time.

- J. 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, COOL COUNTY PROPERTIES – Preliminary Subdivision Plan #060619. This plan was acted upon at that time.
- K. 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, COOL COUNTY PROPERTIES – Preliminary Subdivision Plan #060619. This plan was acted upon at that time.
- 8. Comprehensive Plan, Public Meeting on May 5, 2009 at Windsor Township at 7:00 P.M.
- 9. Chairman Pilachowski asked if there were any comments from the Planning Commissioners. There were none.
- 10. The meeting of the Windsor Township Planning Commission adjourned at 7:56 P.M.

Respectfully submitted,

Kipp D. Allison  
Secretary