

WINDSOR TOWNSHIP PLANNING COMMISSION
July 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, Dean Heffner, J. LaRue Harvey, Connie Gladfelter, Kipp Allison, Jennifer Gunnet, Jason Reichard (C.S. Davidson, Inc.), Jerry Stahlman (Stahlman & Stahlman), Timothy Pasch, Andy Miller (LSC Design Inc.), John Forey (PYXOS Properties) and Dirk Posey.

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 June 18, 2009 meeting, with a second by Mr. Harvey. Three votes yes. Motion carried.

5. Plans submitted in July:

No plans submitted in July

6. Plans submitted in June:

- A. SAMUAL KISER – Final Subdivision Plan #2008.0394.00, LSC Design, 3 lots along Snyder Corner Rd. Mr. Reichard said numerous comments remain outstanding on this plan. He recommends the plan be tabled. Mr. Heffner motioned to table the plan with a second by Mr. Harvey. Three votes yes. Motion carried.
- B. MARK & TIFFANY SOWERS – Final Subdivision Plan, Parcel 258 #A-09-007, Stahlman & Stahlman, along Shaw Rd. Jerry Stahlman from Stahlman & Stahlman went over the plan. He states that this subdivision is to add acreage to the Township Maintenance facility.

Mr. Reichard and Mr. Allison went over the outstanding comments.

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

1. Net and gross acreages must be provided for all the proposed lots on the plan. Minimum lot area must be based on net acreage.

Three votes yes. Motion carried.

- C. PYXOS PROPERTIES, PROPOSED ACCESS DRIVEWAY – Preliminary/Final Land Development Plan #2008.0037.01, LSC Design, along E. Walnut St. Andrew Miller from LSC Design, Inc. went over the plan. He states they want to add a 24 foot wide access drive

from the old building on Boxwood Rd. to the new building off Walnut St. and is about 1500 feet in length and there will be no additional building or additional sewer or water. He said the access drive will be maintained by the owner and would not be dedicated to the Township.

Mr. Reichard and Mr. Allison went over the outstanding comments.

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

1. Financial Security must be provided for the proposed public improvements.
2. Section 304.i of the Subdivision and Land Development Ordinance requires Planning Modules be processed for the proposed new land development.
3. Section 304.j of the Subdivision and Land Development Ordinance requires Stormwater Management Reports and Soil Erosion and Sedimentation Control Plan be provided with the plan.
4. Stormwater maintenance agreement and inspection fees are required.
5. The DEP "Request for Planning waiver & Non-Building Declaration" must be approved prior to plan approval.

Three votes yes. Motion carried.

7. Plans tabled in June:

- A. KEITH & VICKI GARNER – Reverse Subdivision Plan #040109, Randy L. Howard, PLS, property along White Oak Rd. Mr. Reichard said numerous comments remain outstanding on this plan along with B. He recommends this plan along with B be tabled. Chairman Pilachowski motioned to table this plan along with B, with a second by Mr. Heffner. Three votes yes. Motion carried.
- B. WILLIAM H. LUTZ & STEVEN L. & CAROL A. LUTZ – Final Subdivision Plan #L-5307, Gordon L. Brown, & Assoc., Inc., 5 lots along Springvale Rd. and Zion Church Rd. For action on this plan please see KEITH & VICKI GARNER – Reverse Subdivision Plan #040109. This plan was acted upon at that time.
- C. 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. Dirk Posey went over the plan. He states it is a 10 acre parcel with a house on one side of the road and a mobile home on the other side of the road. He said they want to subdivide the house on the one side of the road and subdivide the mobile home with 2 acres; there is also two, two acre lots behind the mobile home.

Mr. Allison asked about the height of the retaining walls and the driveway. Mr. Posey said he would get the height and the driveway would be 20%.

Mr. Reichard and Mr. Allison went over the outstanding comments.

Mr. Allison said they are requesting a waiver for the existing contours on Lot 1 and Lot 4.

Mr. Heffner motioned to grant the waiver for the existing contours on Lot 1 and Lot 4, with a second by Mr. Harvey. Three votes yes. Motion carried.

Mr. Allison told Mr. Posey that he needs the information on the height of the retaining wall from James Holley & Assoc. He also said Bethlehem Church Rd. will need to be widened. Mr. Posey said he talked to Jeremy Trout the Public Works Directory about the widening of the road. Mr. Posey asked how wide and Mr. Allison said it is 41/2 feet on either side. Mrs. Gunnet said the road widening needs to be shown on the plan.

Surety was discussed.

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

1. Section 303.2.e of the Subdivision and Land Development Ordinance requires the owner's notarized signature to be provided on the plan.
2. An Erosion & Sedimentation Control Plan must be reviewed and approved by York County Conservation District prior to plan approval.
3. Revise the owner's signature block and landowner information on the cover sheet.
4. Planning Modules must be submitted/approved prior to plan approval.
5. Security must be posted prior to plan approval.
6. The proposed driveways need to be shown on the plan. The required grading and stormwater improvements for the driveway and residential dwellings need to be included on the plan.
7. Waiver request 302.3.k for the existing contours for Lot 1 and 4 was granted.
8. Detail the retaining walls proposed.

Three votes yes. Motion carried.

- D. 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. Mr. Reichard said numerous comments remain outstanding on this plan along with E, F, G and H. He recommends the plan be tabled. Chairman Pilachowski motioned to table this plan along with E, F, G and H, with a second by Mr. Harvey. Three votes yes. Motion carried.
- E. 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, WILLIAM

- H. & MARJORIE A. DIETZ - Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- F. 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 WILLIAM H. & MARJORIE A. DIETZ - Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- G. ROCKLEDGE – Preliminary Subdivision Plan #2003-29 by Johnston & Assoc. Inc., for 24 lots along Boxwood Road. For action on this plan, see WILLIAM H. & MARJORIE A. DIETZ - Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- H. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. For action on this plan, see WILLIAM H. & MARJORIE A. DIETZ - Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- I. SPRING VALLEY POOL SITE – Preliminary Land Development Plan #A-06-023, by Stahlman & Stahlman, 97 townhouses along Lombard Road. Mrs. Gunnet states at the last Planning Commission meeting the left turn lane was discussed along with an acceleration and deceleration lane and Mr. Wilson had pointed out about gross and net density. Mrs. Gunnet states that she and Mr. Allison spoke to Attorney Raush and because the chart does not say gross or net, it is a gray area. Mrs. Gunnet states the Board of Supervisors will meet on Monday and they will vote on the left turn lane and the acceleration and deceleration lane. She advised the Planning Commission to table the plan until the Board acts and then a letter will be sent to Penn DOT requesting a left turn lane and an acceleration and deceleration lane.
- Chairman Pilachowski motioned to table this plan, with a second by Mr. Heffner. Three votes yes. Motion carried.
- J. 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 L, L and M. Chairman Pilachowski motioned to table this plan along with K, L and M, with a second by Mr. Wilson. Three votes yes. Motion carried.
- K. 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 COUNTRY PROPERTIES – Preliminary Subdivision Plan #060619. This plan was acted upon at that time.

- L. 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.
 - M. 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. Chairman Pilachowski asked if there were any comments from the Planning Commissioners. There were none.
9. The meeting of the Windsor Township Planning Commission adjourned at 7.28 P.M.

Respectfully submitted,

Jennifer Gunnet
Secretary