

WINDSOR TOWNSHIP PLANNING COMMISSION
November 19, 2009

1. The meeting of the Windsor Township Planning Commission was called to order at 7:01 P.M. by Vice Chairman Ilyes.

Present at the meeting were Jerry Pilachowski arrived at 7:03 P.M., Paul Ilyes, J. LaRue Harvey, Charlie Wilson, Jennifer Gunnet, Kipp Allison, Connie Gladfelter, Jason Reichard (C.S. Davidson, Inc.), Bill Bashore (Vas-Land Inc. & Wellington Investment Group, LLC), Kent Raffensperger (Johnston & Assoc., Inc.), John Runge (Gordon L. Brown & Assoc., Inc.) and John Storck.

2. The Pledge of Allegiance was recited.
3. Vice Chairman Ilyes asked if there were any comments from the public. There were none.
4. Mr. Harvey motioned to approve the minutes for the October 15, 2009 meeting, with a second by Mr. Wilson. Four votes yes. Motion carried.
5. Plans submitted in November:
 - A. BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313 by Gordon L. Brown & Assoc., Inc., 12 lots along Zion Church Rd. Chairman Pilachowski motioned to table this plan with a second by Mr. Ilyes. Four votes yes. Motion carried.
 - B. JOHN B. & LISA A. STORCK – Final Subdivision Plan #L-5328 by Gordon L. Brown & Assoc., Inc., along Lombard Rd. John Runge from Gordon L. Brown & Assoc., Inc. went over the plan. He states this is a simple reverse subdivision located along Lombard Rd. He said they are taking two tracts and making one parcel. He said they are adding a mother-in-law quarters and want to put in a separate driveway.

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

Mr. Runge said they are requesting three waivers for concrete curbs, sidewalks and also for the existing contours.

Mr. Harvey motioned to deny the waiver for concrete curbs and sidewalks and a note must be added to the plan stating that curbs and sidewalks must be installed within six months of notification from Windsor Township, with a second by Mr. Ilyes. Four votes yes. Motion carried.

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

Mr. Ilyes motioned to approve this plan, with a second by Mr. Wilson with the following comments:

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1. Section 304.i of the Subdivision and Land Development Ordinance requires Planning Modules be processed for the proposed new land development.
2. Revise the owner's signature block and landowner information on the cover sheet.
3. Ten (10') contours must be shown on the plan per Section 302.3.k of the subdivision ordinance, unless a waiver is obtained.
4. Waivers must be granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
5. Please provide Windsor Township with a copy of the release letter regarding the 100 foot isolation distance between the septic facilities and the existing well.
6. A waiver for 502.7 for concrete curbs was denied. A note must be added to the plan stating that upon notification from Windsor Township the property owner must install curbs within six months.
7. A waiver for 302.3.k for 10 foot contour intervals was granted.
8. A waiver for 502.10 for the construction of sidewalks was denied. A note must be added to the plan stating that upon notification from Windsor Township the property owner must install sidewalks within six months.

Four votes yes. Motion carried.

6. Plans tabled in October:

- A. WOODROW JR. & CAROLYN E. WILSON – Final Subdivision Plan #060111 by James R. Holley & Assoc., Inc. 4 lots along Bethlehem Church Rd. Mr. Reichard recommends this plan be tabled for outstanding comments, along with B, C and D. Chairman Pilachowski motioned to table this plan along with B, C and D, with a second by Mr. Ilyes. Four 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, please see WOODROW, JR & CAROLYN E. WILSON – 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, please see WOODROW, JR & CAROLYN E. WILSON – 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, please see WOODROW, JR & CAROLYN E. WILSON – 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 Rd. Kent Raffensperger from Johnston & Assoc., Inc. along with Bill

Bashore from Vas-Land Inc. & Wellington Investment Group, LLC went over the plan. Mr. Raffensperger states there are 24 lots on 10 ½ acres off Boxwood Rd. Mr. Reichard states this plan will be tabled because it has some issues, but we suggested the plan be brought to the Planning Commission for some input. Mr. Raffensperger said that one of the major issues that was brought up by Mr. Allison is the road through the site be designed as a collector street. Mr. Raffensperger read the ordinance for a collector street and states that Boxwood Rd. and Smith Rd. are both minor streets. Chairman Pilachowski asked who decides what kind of streets they are. Mr. Reichard said the Subdivision and Land Development Ordinance. Mr. Raffensperger said if the main road going through the development was connecting two major streets but it does not. Mr. Wilson asked what is the difference between a major street and a collector street. Mr. Allison said the width 28 feet and 32 feet. Mr. Allison said the main street would be the collector street. Mr. Raffensperger said he does not agree with the definition. Mr. Allison also read the definition in the Subdivision and Land Development Ordinance. There was a lengthy discussion on the definition of collector streets and major streets. Ms. Gunnet advised that the plan could be tabled till we talked with the Township Solicitor. Mr. Bashore said he would contact the Township Solicitor.

Mr. Ilyes motioned to table the type of streets until it can be discussed with the Township solicitor, with a second by Mr. Wilson. Four votes yes. Motion carried.

Mr. Raffensperger said the next issue is Phasing and the maximum length for a cul-de-sac street can only be 500 feet. Mr. Allison states that the street could stop with Phase I as a cul-de-sac street. Mr. Reichard stated the road does not become public till the Township adopts the road. Chairman Pilachowski asked if the Township adopts the streets if the development is not complete. Mr. Bashore said a bond is posted to the Township. Mr. Allison advised that there are two options, two egresses or a waiver for a cul-de-sac street. Chairman Pilachowski asked if there could be another entrance. Mr. Raffensperger said no it can not be done as it is too steep of an incline. Ms. Gunnet asked how long is the cul-de-sac street. Mr. Raffensperger said 900 feet.

There was a lengthy discussion on the length of the cul-de-sac street of 900 feet. Chairman Pilachowski asked if the road has to be paved. Ms. Gunnet said yes it does. It has to be dust free. Mr. Bashore states the utilities request it to be paved. Mr. Wilson asked how Mr. Allison feels about the cul-de-sac street. Mr. Allison states he does not like the 900 foot cul-de-sac street. Ms. Gunnet asked how many houses will be on the 900 foot cul-de-sac. Mr. Raffensperger states there are 10 lots. Mr. Reichard said there are three additional houses tied into the cul-de-sac. Chairman Pilachowski stated that if we only allow the 10 lots in Phase I and require the additional lots to be in Phase II.

Mr. Ilyes motioned to grant the waiver for the 900 foot cul-de-sac street with ten lots, but lots 7, 8, 9, and 10 will be in Phase II and can not be developed unless there are two points of entrance, with a second by Mr. Harvey. Four votes yes. Motion carried.

Mr. Raffensperger said there is a waiver for sidewalks and curbs along Boxwood Rd. Ms. Gunnet advised that the MA & PA Community Greenway is a proposed bike trail that is on the old MA & PA railroad bed. Ms. Gunnet said a section of Boxwood Rd. is being proposed as an alternate route because the property owner where the railroad goes through is in a pasture area and behind Nu Pack. She advised that if it does not go on the old railroad bed the trail would come out on Boxwood Rd. Mr. Bashore asked who would be responsible for the sidewalks. Chairman Pilachowski stated the homeowner. Mr. Wilson informed that there is a note about a Homeowners Association and he said maybe the Homeowners Association could take some of the responsibility. Mr. Allison asked what if the right-of-way was a little wider and an oversized shoulder that would be striped for people to walk on. Chairman Pilachowski states he does not like the strip on the road. Ms. Gunnet said she could see vehicles using it as a passing lane to pass on the right for cars. Chairman Pilachowski suggested a raised vertical curb and paved sidewalk. Mr. Ilyes asked what is the width of the sidewalks. Ms. Gunnet said we require four foot sidewalks with a five foot grass strip. Chairman Pilachowski stated they need to put in a vertical curb and at least a five foot sidewalk.

Mr. Ilyes motioned to deny the waiver for curbs and sidewalks on Boxwood Rd, but vertical curbs and sidewalks with no grass strip and a six foot bituminous sidewalk and the road must be widened to the proper width, with a second by Mr. Wilson. Four votes yes. Motion carried.

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

- F. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. Kent Raffensperger from Johnston & Assoc., Inc. along with Bill Bashore from Vas-Land Inc. & Wellington Investment Group, LLC went over the plan. Mr. Raffensperger said they are requesting a waiver for the length of the cul-de-sac street. They are requesting 575 foot cul-de-sac street with 6 lots and a retaining pond.

Mr. Wilson motioned to grant the waiver for the 575 foot cul-de-sac street with 6 lots and a retaining pond with a second by Mr. Harvey. Four votes yes. Motion carried.

Mr. Raffensperger said they are also requesting a waiver to not design the pump station at this time. He states they are trying to get an easement for gravity flow from an adjoining property. He also stated that the design could be in Phase II and a note could be added to the plan stating that until the pump station is designed that this plan can not go past Phase I. Mr. Reichard said this plan is backwards. Normally the approval for the streets, curbs, sidewalks, sewer and water is approved first. Mr. Wilson asked if this plan was before the Planning Commission 2 or 3 years ago, would there be two phases or would it be one phase. Mr. Bashore said they would have had approval for the pump station. Mr. Harvey asked which would be cheaper the right-of-way or the pump station. Mr. Raffensperger said the right-of-

way is cheaper. Mr. Reichard said it would be in our best interest to have the right-of-way because we do not want another pump station. Ms. Gunnet agreed.

Mr. Raffensperger states they are requesting no action for the pump station at this time.

Chairman Pilachowski motioned to table this plan with a second by Mr. Harvey. Four votes yes. Motion carried.

- G. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. Jason Reichard recommends this plan be tabled for outstanding comments, along with H, I and J. Chairman Pilachowski motioned to table this plan along with H, I and J, with a second by Mr. Ilyes. Four votes yes. Motion carried.
- H. 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 please see COOL COUNTY PROPERTIES – Preliminary Subdivision Plan #060620. The plan was acted upon at that time.
- I. 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 please see COOL COUNTY PROPERTIES – Preliminary Subdivision Plan #060620. The plan was acted upon at that time.
- J. 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 please see COOL COUNTY PROPERTIES – Preliminary Subdivision Plan #060620. The plan was acted upon at that time.

- 7. Possible ordinance change net density/net acreage. Mr. Allison stated that we need to list what is in the total gross lot area. He said he put some ideas together for the gross lot area. He advised some of the proposed areas that are part of the development and must be removed in order to calculate the net acreage and then determine the density of the net acreage. He asked the Planning Commission members if this is some of the options that they want. He advised that this is going to be a bigger issue than just changing the definition. He said to figure the gross and the net, we will need all the factors and all the little changes throughout the ordinance. He said he and Mr. Wilson talked about some of the areas in the ordinance and some of the areas in cluster overlays.

Chairman Pilachowski stated that he would like to take a tract of land and see how it would work. Mr. Allison agrees. He said we will need to calculate it out. Mr. Wilson said we need to start with R1 because we know what can be included in a 10,000 square foot lot and would we have the same restrictions in R2. He said net acreage is a little sticky because it is used for all land. Mr. Allison said he agrees the definition needs to be changed. Ms. Gunnet asked if one of

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the exclusions would be wooded areas, then some of the developments would not be built. Mr. Allison said maybe like 5 percent could be excluded. Mr. Allison advised the Planning Commission to think about some ideas that might work.

8. York County Planning Commission (YCPC) update of the draft joint Comprehensive Plan. Mr. Allison stated that the York County Planning Commission approved the draft of the joint Comprehensive Plan. He said he is calling Spots Stevens McCoy and making sure all the issues are changed on the draft. He said the major change was to add the small section in the northeast corner of the Township which is part of the Landfill. Mr. Wilson states that if the line goes in, he is voting out. He advised that he will discuss it at the next Planning Commission meeting.
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 9:07 P.M.

Respectfully submitted,

Jennifer Gunnet
Secretary