

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 25, 2024**

The Lower Windsor Township Planning Commission held its regular meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. The meeting was called to order by Chair Hollis Bedell at 6:30 p.m. Also present were Planning Commission members Kelly Skiptunas, Marzena Wolnikowski, Rachel Sollenberger, new member Becky Pfeiffer, Zoning Officer, Monica Love, Adam Smith P.E. and John Klinedinst, P.E. from C.S. Davidson, several residents. All attendees stood for the Pledge of Allegiance.

REORGANIZATION

Upon a motion by Mrs. Skiptunas, seconded by Mrs. Sollenberger, Hollis Bedell was nominated as Chair. Motion carried 5 to 0. Dr. Bedell nominated Mrs. Skiptunas as Vice Chair; Mrs. Sollenberger seconded. Motion passed 5 to 0. Mrs. Skiptunas nominated Mrs. Sollenberger as the Secretary; Dr. Bedell seconded; motion carried 5 to 0.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the minutes of December 28, 2022, as written, Mrs. Skiptunas seconded. Motion passed 5-0.

NEW BUSINESS

622-23SLD – Subdivision and Land Development: 4815 and 4787 East Prospect Rd. Buser Plumbing contractor office and warehouse. Parcel ID 35-000-JL-0018.00-00000 – 53.5 Acres in the Village District

Grant Anderson from Site Design Concepts presented the plans and gave a brief summary of the Final Subdivision Plan. There are 54 acres along East Prospect Rd. The parcel is improved with a dwelling, barn and some out buildings. There is a gravel drive, which serves the farm. A springhead and a creek traverse the lot and cross under East Prospect Road. On-site soil testing resulted in a replacement area for the residual lot, but the 2 areas tested on the new lot failed.

A single 1.99 acre lot is being subdivided, which is then shown on the Land Development plan, and there are 2 smaller lots that are added to clean up the title. Two waivers are requested for the subdivision, § 410-19. Which requires the submission of a preliminary plan, and § 410-24.D which requires the plans to be drawn on linen or mylar at 22"x 36" with a scale of either 1"= 50' or 1"= 100'.

The Land Development plan proposes a new plumbing contractor office and associated 'warehouse' which is really just storage for the contractor. This is a permitted use by right in the Village District. The site plan shows the proposed 2,500 sf building, which is 2 stories. The 2nd floor will be the office, and the 1st floor is the 'warehouse' for the business. There are 19 employees, 2 are office workers, and 17 are technicians. Parking is provided for all employees, but the technicians are usually off site. There are two stormwater management facilities, one at the top of the site, and an underground detention facility

under the access drive. The YCPC and YCCD have reviewed the plans, and there are some outstanding comments, but most of those are administrative.

The design engineers have resubmitted the SWM report for the second review, there do not appear to be any serious issues with the outstanding comments. Some small design issues and an analysis must be provided. Adam Smith believes they are not too bad.

Dr. Bedell asked about the septic holding tank. Mr. Anderson provided a holding tank report to C. S. Davidson and believes they have addressed all the comments. A holding tank is permitted for commercial uses and will have a separate permit. A final review must be completed by C.S. Davidson. This is an administrative comment.

There are three waivers requested for the Land Development and § 410-24.D which requires the plans to be drawn on linen or mylar at 22"x 36" with a scale of either 1"= 50' or 1"= 100', and §410-44.A which requires street trees. To avoid impacting the existing adjoining hay field, trees are proposed on the rear portion of the lot.

Dr. Bedell asked if the York Water Co provided a letter of service. Yes, a copy is in the file.

Mrs. Wolnikowski asked if the minimum frontage requirement is met and confirmed that the adjoining property is commercial and does not require buffering.

Dr. Bedell made a motion to grant the two waivers and recommend the Board approve the Subdivision plan with the requirement that all the outstanding comments are taken care of – Mrs. Sollenberger seconded, and the motion passed, 5-0.

Dr. Bedell made a motion to recommend the Supervisors grant the 3 waivers requested and approve the Land Development plan, with the stipulation that the outstanding comments be addressed before going to the Board. Mrs. Skiptunas seconded. Motion passed 5-0.

ZHB 20204-01 828 Furnace Rd Variance Request of Sec. 470-18.E.(1)(a) to permit disturbance within the steep slopes (greater than 25%) of the Restricted Development Overlay district. Parcel 35-000-JL.0082.E0-00000 In the AG district.

Eric Johnston presented the plan for Crystal Harris and her daughter Danielle. The application notes there was a mobile home on the site. Mrs. Harris purchased the lot in 1994 and removed the existing mobile home in 2009.

Exhibit B shows slopes 15% - 25% in light gray and over 25% in darker gray. The design has been shifted, and the driveway has been moved east to avoid as much of the steep slopes as possible. The house will be placed where the existing mobile home was removed. It has been sited as best they can to disturb the least amount possible.

Dr. Bedell asked why the driveway couldn't be reworked to miss the steep slopes. Mr. Johnston noted that the driveway has been moved as far as possible, it needs to have a level loading area for Mrs. Harris to have a ramp access – she has some mobility issues. Moving the driveway or house further out would still require grading to disturb the slope, and the current design will minimize the number of trees that must be removed.

Dr. Bedell made a motion that the Zoning Hearing Board grant the variance request. Mrs. Wolnikowski seconded, and the motion passed 5-0.

OLD BUSINESS

Fields of East Prospect work session: Mark Evans of Derck and Edson, Mark Wills of the Development Company and Ailiss from RGS were at the meeting to participate. Mr. Evans noted that the Township's Conservation by Design has never been tested, and further said clarification on the requirement would make this a better community and be safer for pedestrians and its residents.

The Planning Commission had a lot of questions on the presentation and the requested relief. Clarification is needed. The sketch plan as presented has 14.36 acres of open space or 33% which is 3% more than what is required. The overall acreage is 47.49 acres gross, 3.97 acres of that is constrained land, so the adjusted tract area is 43.52 acres. 13.06 acres is the required open space per the enhanced density, 14.36 acres is provided. These are specific to the Lower Windsor area and do not include the land in East Prospect Borough. The total number of residential units is 204, which is 4.68 dwelling units per acre. 6.0 units per acre are permitted using the enhanced density allowed by the ordinance.

Efficient infrastructure, right-sized to the development's needs, allows the minimum infrastructure necessary and the preservation of the open space. Ms. Pfeifer asked if narrower streets allow sufficient area for emergency vehicles? Yes, although not fully designed, as they get to the Land Development stage, vehicle turning templates will be provided, and where necessary, depressed curb and/or restricted on-street parking.

Most of the roads will be publicly dedicated, only the rear lanes (alleys) will not be public, but there may be other streets the Township doesn't want – there can be other streets that remain private. The tighter radii requested in a few places are traffic calming designs, which makes the neighborhood safer for pedestrians, and reduces cut-through traffic. That also permits the higher density that the ordinance allows, without making all the lots multi-family and townhouses.

Some of these tighter radii are seen in a borough environment. In Lititz Borough these are typical intersection designs. The design standards Derck & Edson provided are AASHTO designs used in more urban areas.

The wider connection between greenway (50' standard) requested by the PC was discussed.

Mrs. Skiptunas asked how much of the open space will be used for stormwater management area? It's difficult to tell from the exhibit. Mr. Evans noted that the stormwater management has not been designed but there will be multiple small areas of stormwater, woven together with larger high quality green areas. There will be grass swales, infiltration areas and other conservation infrastructure. The 'pocket parks' and larger greenspace will not be used for stormwater management – the ordinance has requirements for stormwater/greenspace ratio and the developer will have to prove that to our engineer during land development review.

Some of the rear lanes (alleys) will have other areas to accommodate fire trucks, garbage collection and moving trucks. It is not expected that a fire truck will traverse the alleys. Those will be more fully reviewed at land development.

The lot area reduction requested for single family attached and multi-family is from 2,000 s.f. per unit reduced to 1,700 s.f. and 1,400 s.f. respectively. The lot width isn't going to change – only the lot depth. Instead of 20'x 100' the lots would be 20'x 85'. This isn't atypical in other ordinances. The single family attached (townhomes) have a massive park area in front of the dwellings – having additional area between the house and the rear garage doesn't really make sense.

The Planning Commission agrees those are reasonable.

Derck & Edson has designed the 'manor houses' to look like large homes. The 16-unit request is for a 2 or 3 story multi-family building – not 16 units in a row. This is specific for the multi-story, multi-family units.

The Planning Commission is concerned that the higher number of multi family homes will create issues with the amount of parking areas. Mr. Evans stated there will be some efficiencies to having the multi-family uses near the commercial use, that they can share a certain amount of the parking areas at different times of the day. With those clarifications, the Planning Commission will support the 16-unit request.

The use of the commercial area has not been determined. It may be one large user; it may be multiple commercial uses. It's currently shown as 8,000 s.f. Commercial buildings are much more expensive to build with residential buildings above, so they are separate.

The Planning Commission believes all the requests are plausible design modifications.

Mr. Klinedinst asked if there had been any further discussions with East Prospect Borough. The Borough design modification requests were denied, so these plans will need to be redesigned. The streets in the Borough do not meet their requirements. Their lot requirements are 14,000 s.f. for single family dwelling, and 12,000 s.f. for the twins (duplexes).

Mr. Don Barshinger noted that the Borough has agreements with the Township regarding snow removal and such for Hedgewyck and Livia Lane and they anticipate the same in this development.

There is a second entrance shown onto Nursery Road, which the Planning Commission did not support.

Mr. Evans explained this was designed as a right-in, right-out only, the exhibits show a 'porkchop' curb.

The members didn't see that and were not aware. That clarification changed the members' minds. A controlled intersection doesn't compete or add cross-traffic to what may already be a challenging area.

A right turn, or series of right turns are more tolerable to commercial users than needing to make left turn, and a left turn, and a left turn, so the right in just past the commercial building will add some flexibility and make the area more desirable.

With these clarifications, the members and the developer are confident they can come to agreement on designs, and this can be a well-built, safe neighborhood development.

There being no additional business,

Dr. Bedell adjourned the meeting at 8:01 p.m.

Respectfully submitted,

Monica Love

Zoning Officer