**WINDSOR TOWNSHIP PLANNING COMMISSION**

**MINUTES**

February 21, 2023

Dale Frederick called the meeting of the Windsor Township Planning Commission to order at 7:00 p.m. at the Windsor Township Municipal Building. Members present in addition to Dale Frederick were Doris Reidenhour, Polly Hartman and Jonathan Wessner. Solicitor Russell Farbiarz, Consulting Engineer Steven Hoffman (zoom) and Zoning Officer Ryan Wessner were also present.

**DISPENSE WITH THE READING OF THE MINUTES**

Doris Reidenhour duly made a motion, Polly Hartman seconded it and it carried unanimously to dispense with the reading of the minutes by the secretary.

**APPROVAL OF THE MINUTES**

Polly Hartman duly made a motion, Doris Reidenhour seconded it and it carried unanimously to approve the minutes as written from the January 17, 2023 Planning Commission meeting.

**PUBLIC COMMENTS**

There were no public comments.

**OLD BUSINESS**

#2-2021 Mountain Trail Solar, LLC indicated that they would not be able to present additional details at tonight’s meeting. Therefore, at their expense the Planning Commission will conduct a March 21, 2023 meeting at the Hamburg Middle School because of expected attendance.

**NEW BUSINESS**

Evan Sowers, P.E. representing H&K Group, Inc. presented plan #1-2023 Rahns Construction Materials Co.-Hamburg to the planning commission. Steve Hoffman from Great Valley Consultants had received the plan and has prepared a review letter dated February 20, 2023. An application and appropriate fees have been received. After discussion and explanation, upon recommendation as shown in the review letter dated February 20, 2023 on a motion by Doris Reidenhour, seconded by Jonathan Wessner passed with unanimous vote, the following action was taken. Recommendation to the Board of Supervisors that these waivers be granted.

1. Waiver of SALDO Sections 308 & 316 to allow the applicant to submit the plan as a combined preliminary/final plan.

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New Business Continued

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1. Waiver of SALDO Section 515.6.h.4 which requires well pump testing.
2. Waiver of SALDO Section 602.3 which requires curb installation.
3. Waiver of SALDO Section 602.4 which requires sidewalk installation.
4. Waiver of SWMO Section 309.9 to allow the applicant to install a basin outlet barrel construction of high density polyethylene (HDPE).

On motion by Doris Reidenhour, seconded by Polly Hartman passed with unanimous vote, conditional approval was granted for the proposal. Various studies must be received by the Township from State and County agencies, therefore the applicant will be on the agenda for the April 18th, 2023 planning commission meeting.

Joshua Snyder discussed the #2-2023 Commonwealth of PA Dept. of General Services plan. The consultant for the planning commission, Steve Hoffman has received the plan electronically and has produced a review letter dated February 10, 2023. At this point the Township has not received an official application or appropriate submission fees. Because of this no official action was taken until the application and fees are received.

**PLANNING COMMISSION CONCERNS**

There were no Planning Commission Concerns.

**ZONING OFFICER CONCERNS**

None given by the zoning officer.

**CORRESPONDENCE**

All correspondence was discussed.

**OTHER BUSINESS**

There was no other business.

**ADJOURNMENT**

Doris Reidenhour duly made a motion, Polly Hartman seconded it and it carried unanimously to adjourn the meeting at 8:00 p.m.

Craig A. Long, Secretary