

WINDSOR TOWNSHIP PLANNING COMMISSION
March 19, 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, Connie Gladfelter, Jason Reichard, Kipp Allison, Matt Spade (Gordon L. Brown & Assoc.), Dave Danner, Gary Danner, Vera Miller.

2. The Pledge of Allegiance was recited.
3. Chairman Pilachowski asked if there were any comments from the public. There were none.
4. Mr. Ilyes motioned to approve the minutes for the February 19, 2009, meeting with a second by Mr. Harvey. Four votes yes. Motion carried.
5. 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. Chairman Pilachowski motioned to table this plan along with B, with a second by Mr. Harvey. Four votes yes. Motion carried.
 - B. PYXOS PROPERTIES, LP - Sketch Plan #2008.0037-00, LSC Design Inc., for a connector driveway for Specialty Industries and NuPak Printing sites. For action on this plan see, RONALD L. SMITH, DENNIS L. BOWLES & MARY E. BOWLES – Final Subdivision Plan #L-5295. The plan was acted upon at that time.
6. Plans tabled in February:
 - 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. Chairman Pilachowski motioned to table this plan, with a second by Mr. Ilyes. Four votes yes. Motion carried.
 - B. WHISPER RUN-PHASE II – Revised Preliminary/Final Subdivision Plan #l-4505-3, Gordon L. Brown & Assoc., Inc., for Lots 110-121 on Surrey Lane. Matt Spade from Gordon L. Brown & Assoc., Inc., was present. Mr. Allison states this plan was approved by the Planning Commission on January 15, 2009. Mr. Allison said the plan was also before the Board of Supervisors on January 19, 2009. He states the plan has not been recorded. He said there is now a swale from Lot 121 – 110 with no pipe on Lot 113. Mr. Allison also states that all appropriate signatures must be obtained prior to the Board of Supervisors approval. Mr. Ilyes asked if

the homeowner of Lot 113 does not want the pipe. Mr. Allison said the homeowner decided he would rather have a swale than the pipe. Mr. Ilyes motioned to approve this plan, with a second by Mr. Heffner with the following condition:

1. All the appropriate signatures must be obtained prior to Board of Supervisors approval.

Four votes yes. Motion carried.

- C. 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. He recommends the plan be tabled, along with D, E, F, G, H, I, J K and L. Chairman Pilachowski motioned to table this plan, along with D, E, F, G, H, I, J, K and L with a second by Mr. Heffner. Four votes yes. Motion carried.
- D. 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. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- E. 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. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC - Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- F. ROCKLEDGE – Preliminary Subdivision Plan #2003-29 by Johnston & Assoc. Inc., for 24 lots along Boxwood Road. For action on this plan see, WILLIAM H. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- G. 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. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- H. SPRING VALLEY POOL SITE – Preliminary Land Development Plan #A-06-023, by Stahlman & Stahlman, 97 townhouses along Lombard Road. For action on this plan see, WILLIAM H. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- I. COOL COUNTRY PROPERTIES - Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. For action on this plan see,

WILLIAM H. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.

- J. 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, WILLIAM H. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
 - K. 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, WILLIAM H. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
 - L. 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, WILLIAM H. & MARGORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
- 7. Comprehensive Plan, Public Meeting on May 5, 2009 at Windsor Township at 7:00 P.M. Mr. Allison said he would see that the Planning Commission received a draft of the Comprehensive Plan and if there were any questions about the plan to let him know.
 - 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 7:08 P.M.

Respectfully submitted,

Kipp Allison
Secretary