

WINDSOR TOWNSHIP PLANNING COMMISSION
February 18, 2010

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, J. LaRue Harvey, Charlie Wilson, Dean Heffner, Jennifer Gunnet, Kipp Allison, Connie Gladfelter, Lloyd Stough, Mike Hess (ARRO Eng.), Woodrow Wilson, Jr., Jason Reichard (C.S. Davidson, Inc.) and Scott Taylor.

2. The Pledge of Allegiance was recited.
3. Chairman Pilachowski asked if there were any comments from the public. There were none.
4. Mr. Wilson motioned to amend the minutes for the January 21, 2010 meeting regarding, Item 10, Possible Ordinance Change Net and Gross Density. The removal of the definitions for net density and gross density are to be included in the proposed amendment, with a second by Mr. Harvey. Motion carried. Five votes yes.

Mrs. Gunnet stated that the Township has changed engineers. She introduced Mike Hess from ARRO Engineering.

5. Plans submitted in February:
 - A. JACK R. & JULIA HALE – Final Subdivision Plan #00.0 by K. Eugene Shank, Inc., along Kendale Rd. Chairman Pilachowski motioned to table this plan along with B, C and D, with a second by Mr. Wilson. Motion carried. Five votes yes.
 - B. TEMPLETON – Preliminary/Final Land Development Plan #2007.0034.01 by LSC Design, along E. Prospect Rd. For action on this plan please see JACK R. & JULIA HALE – Final Subdivision Plan #00.0. This plan was acted upon at that time.
 - C. CVS/PHARMACY – Final Land Development Plan #MD082093 by Bohler Engineering, along Lombard Rd. For action on this plan please see JACK R. & JULIA HALE – Final Subdivision Plan #00.0. This plan was acted upon at that time.
 - D. J.C. BAR DEVELOPMENT LLC – Final/Preliminary Plan #MD082093 by Bohler Engineering, Lot Consolidation Plan. For action on this plan please see JACK R. & JULIA HALE – Final Subdivision Plan #00.0. This plan was acted upon at that time.

6. Plans tabled in January:
 - A. SCOTT E. & JENNIFER M. TAYLOR – Finals Subdivision Plan #09052 by Shaw Surveying, Inc., along Brownton Rd. Mr. Allison stated this project is in Chanceford Township and Windsor Township. Chanceford Township requested that Windsor Township look at the plan.

Mr. Allison went over the outstanding comments.

Mr. Allison said that they will have to use the sliding scale for the number of units in the portion that is in Windsor Township.

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

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.
2. A table must be added to the plan identifying the acreage of Lot #17, within Windsor Township specifically. The table must identify how many lots are available to be subdivided per Ordinance No. 07-02-0.
3. A signature block must be added to the plan for the Windsor Township Board of Supervisors to sign.
4. Please add the following note to the plan:
No subdivision or improvements are proposed within the boundaries of Windsor Township. No future subdivision may occur without approval from the Windsor Township Board of Supervisors.

Motion carried. Five votes yes.

- B. 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. Motion carried. Five votes yes.
- C. WOODROW JR. & CAROLYN E. WILSON – Final Subdivision Plan #060111 by James R. Holley & Assoc., Inc. 4 lots along Bethlehem Church Rd. Woodrow Wilson Jr. and Lloyd Stough went over the plan. The applicants proposed numerous changes. Mr. Allison told the applicants they would need to revise the plan and resubmit the plan for review.

Mr. Ilyes motioned to table this plan, with a second by Mr. Heffner. Motion carried. Five votes yes.

- 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. Chairman Pilachowski motioned to table this plan along with E, F, G, H, I, J, K and L, with a second by Mr. Wilson. Motion carried. Five votes yes.
- 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, please 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, please 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 Rd. For action on this plan, please 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, please see WILLIAM H. & MARJORIE 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, please see WILLIAM H. & MARJORIE 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, please see WILLIAM H. & MARJORIE 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, please see WILLIAM H. & MARJORIE 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, please see WILLIAM H. & MARJORIE A. DIETZ – Panorama Hills Interceptor, LLC – Final Subdivision Plan #082962601-A. This plan was acted upon at that time.
7. Chairman Pilachowski asked if there were any comments from the Planning Commissioners. Mr. Heffner asked the Planning Commission members if the starting time for the Planning Commission meetings could change to 6:00 P M. Mr. Harvey motioned to start the Planning Commission meetings at 6:00 P M starting March 18, 2010, with a second by Mr. Heffner. Motion carried. Five votes yes.
8. The meeting of the Windsor Township Planning Commission adjourned at 7:34 P.M.

Respectfully submitted,

Jennifer Gunnet
Secretary