

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**July 15, 2010**

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Paul Ilyes, Charlie Wilson, Dean Heffner, J. LaRue Harvey, Kipp Allison, Connie Gladfelter and 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. Harvey motioned to approve the minutes for the June 17, 2010 meeting, with a second by Mr. Heffner. Motion carried. Five votes yes.

5. Plans submitted in July:

A. KENNETH I. II & KATHLEEN A. MILLER & WENDY JO & ROBERT J. FINK – Final Subdivision Plan # L-5355 by Gordon L. Brown & Assoc. Inc. along Snyder Corner Rd. Chairman Pilachowski motioned to table this plan along with 6 A, B, C, D, E, F, G, H, I, J, K, L, M and N, with a second by Mr. Heffner. Motion carried. Five votes yes.

6. Plans tabled in June:

- A. MODERN TRANCYCLERY BUILDING – Final Land Development Plan #LDP-01 by AECOM, along Mt Pisgah Rd. For action on this plan see 5.A.
- B. KENSINGTON – Preliminary Phase 2 & 3 Subdivision #2005332-069 by RGS Assoc., 229 lots along Ness Rd. For action on this plan see 5.A.
- C. CVS/PHARMACY – Final Land Development Plan #MD082093 by Bohler Engineering, on Lombard Rd. For action on this plan see 5.A.
- D. BRIAN E. & JODI E. HINTON – Final Subdivision Plan #L5313 by Gordon L. Brown & Assoc., Inc., 12 lots along Zion Church Rd. For action on this plan see 5.A.
- E. WOODROW JR. & CAROLYN E. WILSON – Final Subdivision Plan #060111 by James R. Holley & Assoc., Inc. 3 lots along Bethlehem Church Rd. For action on this plan see 5.A.
- F. 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 see 5.A.
- G. 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 5.A.

- H. 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 5.A.
  - I. ROCKLEDGE – Preliminary Subdivision Plan #2003-29 by Johnston & Assoc. Inc., for 24 lots along Boxwood Rd. For action on this plan see 5.A.
  - J. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc. Inc. for 71 lots along Smith Road. For action on this plan see 5.A.
  - K. 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 5.A.
  - L. 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 5.A.
  - M. 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 5.A.
  - N. 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 5.A.
7. Recreational Vehicle Amendment. Mr. Allison stated that the Board of Supervisors reviewed the amendment and made several changes. He noted that the Planning Commission needs to make a recommendation or to approve the changes or propose additional revisions. He advised the Planning Commission of the change to include the agricultural zone when prohibiting the parking of recreational vehicles on the street and he said they also removed “the used for solely used for transport of residential recreational vehicles” from Section 302.1.

Mr. Allison advised that Section 302.1.1 deals only with the R1, R2 and the Cluster zone. He said it now allows one recreational vehicle to be parked where we previous allowed a recreational vehicle to be parked for 72 hours. He noted the addition of requiring them to be parked /stored on a macadam surface.

Mr. Allison stated that Section 302.1.1.a will allow an additional recreational vehicle to be parked/stored only in the side/rear yard on a lot equal to or greater than a half acre (.5 acre). In addition they proposed reducing the side/rear setback from 6 feet to 3 feet and allow them to be parked in the grass. He advised we are trying to encourage home owners to park recreational vehicles on the side or rear of the properties. He stated they looked at 6 or 7 housing developments to see what the average lot size was and in most of the residential developments there is only a few lots that will be able to have a second recreational vehicle.

Mr. Allison said that Section 302.1.3 was amended to identify commercial trailers. He noted that the way the ordinance is written now that a trailer used for commercial purposes can be parked

on the street in the agricultural zone. He stated the change would prohibit parking commercial trailers on any public street. Chairman Pilachowski asked if a commercial trailer is defined in the ordinance. Mr. Allison stated that there is not a separate definition for a commercial trailer. Chairman Pilachowski asked in the Comprehensive Plan under neighborhood commercial would it fall anywhere. Mr. Allison advised that it does not. He noted that that the neighborhood commercial zone does not exist yet.

Mr. Heffner asked why does this ordinance not include the agricultural zone. Mr. Allison asked Mr. Heffner if he means Section 302 in general. Mr. Heffner stated yes. He stated that a residential lot in the agricultural zone should be included along with the R-1, R-2 and CO zones. Mr. Allison advised that this is just written for residential zones and does not include the agricultural zone. Mr. Heffner said it should include residential lots not zones. Chairman Pilachowski stated that if the primary use is residential then the agricultural zone should be included.

Mr. Allison said that a half acre (.5 acre) lot in the agricultural zone could have 8 trailers. Mr. Heffner stated that this ordinance is to make the Township look nice, but some of the residents in the agricultural zone have wall to wall trailers. Mr. Allison advised that if we are looking for uniformity among residential zones and residential lots then it would make sense to include agriculturally zoned residential lots. Mr. Ilyes asked about including the agricultural zone in with this amendment. Mr. Heffner agreed stating he would like to see it changed to residential lots. Mr. Allison said that it might work because there is provisions in the agricultural zone that deal with single family dwellings that is based on anything that is not a farm. Mr. Heffner stated that the residential lots in the agricultural zone should be included. Chairman Pilachowski said the primary use of a residential lot in an agricultural zone.

Mr. Ilyes stated that if it says residential use what if the lot has no structure. Mr. Allison stated that only one vehicle can be parked there because the building setback line could be the right-of-way because there is no structure. Mr. Ilyes said that a residential lot is a place of occupancy. Mr. Allison said any R1, R2 and CO zones, including residential lots in the agricultural zone. Mr. Ilyes agreed.

Mr. Wilson said you used gross acreage. Mr. Allison stated that the old subdivisions only have the acreage in gross. In addition we can not use tax map information because it is not very reliable.

Ms. Miller asked if they could store someone else's vehicle on the property. She advised that it should say that only the property owners can park or store recreational vehicles and that they can not bring outside vehicles or boats in for storage. Chairman Pilachowski stated that this means current tags and inspection. Mr. Allison stated if the trailer is there and it has the right setbacks, has a valid license and inspection it could sit there.

Ms. Miller stated that a secondary vehicle has a three foot setback and a shed has a six foot setback should they be the same. Mr. Allison advised we are trying to give residents an incentive to park the recreational vehicles in their backyards by reducing the setback.

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Mr. Allison asked if they want to add any motions such as vehicles must have licensed and inspection and residential used lots in an agricultural zone.

Chairman Pilachowski motioned to approve the amendment with the changes to residential vehicle amendment with the following conditions: vehicles must be registered and insured, and add residential used lots in an agricultural zone, with a second by Mr. Ilyes. Motion carried. Four votes yes.

8. Planning Commissioners comments. There where none.
9. The meeting of the Windsor Township Planning Commission adjourned at 6:50 P.M.

Respectfully submitted,

Kipp D. Allison  
Secretary