

WINDSOR TOWNSHIP PLANNING COMMISSION
March 21, 2019

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, Charles Wilson, Todd Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Zane Williams (Douglas Crawford, PLS), Kipp Allison and Teresa Miller.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the February 21, 2019 meeting were approved with a motion from Mr. Wilson seconded by Mr. Ilyes. Motion carried. Four votes yes.
5. METZGER, FREDERICK N. & JULIA A. Final Subdivision Plan #04302018 by Douglas Crawford, PLS, 2 lots along Mt. Pisgah Road

Zane Williams explained that the purpose of this plan was to combine two lots along Mt. Pisgah Road to create one lot that will be used for a Single-Family Home. Mr. Allison advised that a Variance had already been granted by the Zoning Hearing Board allowing the two lots to be combined. Mr. Kraft reviewed his comments and advised that the following waivers were being requested:

- Waiver of Section 304.2.B for the Plan Sheet Size
- Waiver of Section 503.2 for the installation of sidewalks

Mr. Allison reviewed his comments advising that they were requests to add additional notes to the plan. Chairman Pilachowski identified a typographical error in the spelling of Mount Pisgah Road on the cover page of the plan.

On the motion of Mr. Wilson seconded by Mr. Kurl the waivers were recommended for approval. Motion carried. Four votes yes.

On the motion of Mr. Ilyes seconded by Mr. Wilson the plan was recommended for approval with the following comments:

1. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval.
 - Section 304.2.B; Plan scale
 - Section 503.2; construction of sidewalks
2. A 10' utility easement must be provided for all side and rear lot lines. This can be designated by a note.
3. Windsor Township reserves the right to make any additional comments.

4. Please add the following standard note:

- I, _____ state that to the best of my knowledge and belief all the property corner monumentation as required by the Windsor Township Subdivision Ordinance, and noted hereon, has been set or otherwise established in the field.
- All lots shall be graded to provide a 20' area from the dwelling unit into the front and back yards that maintain a maximum slope of 10%. All side yards shall be graded to provide a 5' area from the dwelling unit with a maximum slope of 10%. The minimum slope in all yards shall be 3% positive from the dwelling for the same footage, per Section 505.4.I of the Subdivision and Land Development Ordinance.

5. The spelling of Mont Pisgah Road in the title of the plan needs to be corrected to read Mount Pisgah Road.

Motion carried. Four votes yes.

6. Wireless Telecommunications Ordinance Amendment – Mr. Allison advised that a draft has been received but is not ready for review yet. He advised is still working with the Attorney and the County to get a better understanding of what is needed. He advised there was a recommendation that a stand-alone Ordinance be created to deal with Wireless Telecommunications and a reference of this Ordinance be noted in the Zoning Ordinance. He advised he hoped to have the Ordinance ready for the Planning Commission to review at their next meeting.

7. Plans tabled:

- A. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10)
- B. MEADOW CREEK TOWNHOMES – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept, Inc., along Cape Horn Road, Ruppert Road and Kendale Road. (10/1/07)
- C. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)
- D. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road & Freysville Road (12/1/12)
- E. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)
- F. BROOKFIELD CROSSING (Resubmission) – Preliminary Subdivision and Land Development Plan #2006-16A by Johnston & Assoc., Inc., 98 lots along Smith Road (11/7/17)

Mr. Ilyes questioned the status of these plans. Mr. Allison advised that the Kensington Plan would be withdrawn once the newest Kensington 2A plan was approved by the Board of Supervisors, he advised that there was nothing new with the Meadow Creek Townhomes or the Brookfield Crossing Plans at this time. Mr. Allison advised that there have been numerous meetings to discuss the Howard/Snook plans but nothing is ready for approval yet.

On the motion of Chairman Pilachowski seconded by Mr. Wilson, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion carried. Four votes yes.

8. Planning Commission Comments – Chairman Pilachowski asked why Ruppert Road was closed. Mr. Allison advised that a property owner along Ruppert Road has decided to remove all the trees and regrade the banks. The contractors were not permitted to complete the work from the field they had to work from the road requiring the closure.
9. The meeting of the Windsor Township Planning Commission adjourned at 6:21 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer