

## WINDSOR TOWNSHIP PLANNING COMMISSION

May 16, 2013

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, Charlie Wilson, Paul Ilyes , J. LaRue Harvey, Jennifer Gunnet, Kipp Allison, Teresa Miller, J. Michael Hess, P.E. (ARRO Engineering).

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the March 21, 2013 meeting were approved with a motion from Mr. Harvey seconded by Mr. Wilson. Motion carried. Four votes yes.
5. Plans submitted in April and May: There were no plans submitted in April or May.
6. Plans tabled in March:
  - A. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road and Freysville Road. On the motion of Chairman Pilachowski seconded by Mr. Ilyes this plan along with 6B, 6C, 6D, 6E, 6F, 6G, 6H and 6I were tabled.
  - B. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road. For action on this plan see 7A.
  - C. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10) For action on this plan see 6A.
  - D. 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) For action on this plan see 6A.
  - E. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07) For action on this plan see 6A.
  - F. COOL COUNTRY PROPERTIES – Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. (8/1/06) For action on this plan see 6A.
  - G. CORA E. DELLER – Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., 34 lots along Winterstown Road, Neff Road and Sinclair Road. (8/1/06) For action on this plan see 6A.

- H. SHADOW RIDGE, PHASE 1 – Final Subdivision Plan, by James R. Holley & Assoc., Inc., 54 lots along Burkholder Road and Blacksmith Road. (8/1/06) For action on this plan see 6A.
  - I. SHADOW RIDGE, PHASE 2 – Final Subdivision Plan, by James R. Holley & Assoc., Inc., 35 lots along Burkholder Road and Bahns Mill Road. (8/1/06). For action on this plan see 6A.
7. Subdivision & Land Development Ordinance - Article 5 – Mr. Hess advised there were a several areas of Article 5 he wanted to discuss to get the Planning Commissions opinion on. The first topic for discussion was in regards to curbs and sidewalks. He advised the current ordinance allows for the 6-month note to be added to plans, which allows for the developer to request a waiver but later upon township notification be required to install curbs and sidewalks. Mr. Hess advised that the Township could continue to use this same process but offered the option of putting thresholds in place that would prevent the developer from having to request a waiver and the Township than having to deny the waiver and request the 6-month note be added to the plan. Mr. Hess advised that several things could be done to eliminate waivers; one would be to base the requirement for curbs and sidewalks on the number of lots being developed, the other option would be to look at the surrounding area and determine the requirement based on the distance from other sidewalks in the area. After a lengthy discussion regarding curb types and sidewalks it was decided that Mr. Hess would put together some suggested thresholds that would be discussed at a future meeting.

The second topic for discussion is in regards to public water and sewer connection. Mr. Hess advised the current ordinance requires all proposed Subdivision or Land Development plans within 1000 ft. of public sewer or water must connect. Mr. Hess asked if the Township wanted to put something in place that would help eliminate the numerous amounts of waivers that come before them for water and sewer connections. Mr. Wilson felt that if there was sewer connection available to any new development being done that the Township should require everyone to connect thereby making sure the Township is meeting sewer capacity. He further commented that he didn't feel connecting to public water should be mandatory. Mr. Hess suggested the Township might want to look at the type of development being done and the number or lots or size of lots to determine whether they would be required to connect to the existing sewer or water. Chairman Pilachowski asked if we could just reduce the distance to 500 ft. Mr. Allison advised that we need to be aware of situations where a plan is approved and the development is not required to connect to the public water or sewer and than down the road there becomes a need for them to connect. The cost to connect at that time would than fall on the Township. Mr. Hess suggested we change the ordinance to state that any property over 1 acre that has room for a secondary perc for a replacement on-lot septic system would not be required to connect to public sewer. In addition, any house that it set on a lot and is 150 ft. or further from public sewer or water would not be required to connect. Mr. Hess asked if the Planning Commission wanted to mirror the water to match the sewer regulations. Mr. Ilyes felt the water should stay the way it is, he commented that the water table is always dropping and adding additional wells may only

increase the problem. Mr. Hess asked how the Planning Commission wanted to proceed. He asked if they wanted to leave the current process alone and require waivers be submitted as necessary or change the process. Chairman Pilachowski, Mr. Ilyes & Mr. Harvey felt the process should remain the same; Mr. Wilson felt the process related to the connection to public water should be changed.

The third topic for discussion is in regards to emergency access requirements. Mr. Hess explained the requirements for emergency access in different situations. There was a brief discussion about existing developments within the Township and how they were permitted to be developed without requiring two emergency access points. Mr. Allison advised that the ordinance only allows for 10 units on a cul-de-sac so anything outside of a cul-de-sac would need a secondary access. He further advised that the secondary access would have to be an actual public street not just an emergency access. Mr. Hess suggested the ordinance be changed to require two emergency access points with any development of 10 or more dwellings units. Mr. Allison advised they would like to further investigate the 15,000 sq. ft. requirement for commercial lots and make a decision at a later date on whether this figure was appropriate or should be adjusted. Mr. Hess further advised that a minimum separation distance for commercial properties would also need to be determined.

The fourth topic for discussion is in regards to utilities. Mr. Hess questioned whether the requirement for utilities should show installation above ground or underground. The Planning Commission agreed underground.

The final topic for discussion is bridges and culverts. Mr. Hess reviewed the existing ordinance and explained how the Township handled the repairs to the bridge on Huson Road. He further explained that he would like to meet with Jeremy Trout to review the existing ordinance and make the determinations of where the ordinance needs to be changed to better meet the Townships needs. The Planning Commission agreed he should meet with Mr. Trout.

8. Planning Commission Comments – There were no comments
9. The meeting of the Windsor Township Planning Commission adjourned at 7:04 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer