

WINDSOR TOWNSHIP PLANNING COMMISSION

June 18, 2015

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 (arrived at 6:01), Dean Heffner, J. LaRue Harvey, Paul Ilyes, Jennifer Gunnet, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson), Lee Faircloth (Gordon L. Brown), Mr. & Mrs. Myers

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. Approve or amend minutes of May 21, 2015 meeting.

Mr. Harvey advised that the minutes did not reflect that he had attended the May 21, 2015 meeting and requested his name be added.

Mr. Ilyes motioned to approve the minutes with the above mentioned change. The motion was seconded by Mr. Heffner. Motion carried. Four votes yes.

5. DONALD E. & LOIS J. MYERS – Final Subdivision Plan # L-5575, by Gordon L. Brown & Assoc., Inc., 2 lots on Perry Road (5/1/15)

Mr. Faircloth advised that the purpose of this plan was to combine 4 existing lots into 2 lots. He advised that this subdivision will only realign the parcels and that no development of these parcels is proposed at this time. He advised that the following waivers were being requested.

- Section 303.1 (Plan Scale)
- Section 302.3.k (10' Contour intervals)
- Section 303.2.n (Lot markers, Lot 1A)
- Section 406.1 (Public sewer connection)
- Section 407.1 (Public water connection)
- Section 502.7 (concrete curbs)
- Section 502.10 (sidewalks)
- Section 502.2 (required cartway width)
- Section 303.2(g) (bearings & distances along Perry Road)

Mrs. Gunnet questioned the waiver note of 5' contour intervals advising they should be 10'. Mr. Kraft reviewed the Ordinance and confirmed that 10' is correct. Mr. Faircloth advised he would correct the information on the plan.

Mr. Wilson questioned the future plans for Lot 1A advising that because it was in a Residential area it would be a great area for future development. Mr. Faircloth agreed and advised that in the future that may be a possibility but Mr. & Mrs. Myers are not looking to do any development on this property. There was a brief discussion regarding Conservation Easements and Land Preservation.

On the motion of Mr. Wilson seconded by Mr. Harvey all of the waivers were granted. Motion carried. Five votes yes.

Mr. Kraft reviewed his comments.

Mrs. Gunnet reviewed comments provided by Kipp Allison. Mrs. Gunnet advised that Lots 1A and 2 are showing a 10' setback but if they are being proposed as agricultural use the setback is 50'. Mrs. Gunnet asked Mr. Faircloth to provide the front setback for Lot 1B. Mr. Faircloth advised he thought the setback was 50' but he would check and make sure it was added to the plan.

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

1. The following waivers must be requested and granted by the BOS prior to plan approval.
 - Section 303.1 (Plan Scale)
 - Section 302.3.k (10' Contour intervals)
 - Section 303.2.n (lot markers)
 - Section 406.1 (Public sewer connection)
 - Section 407.1 (public water connection)
 - Section 502.7 (concrete curbs)
 - Section 502.10 (sidewalks)
 - Section 502.2 (required cartway width)
 - Section 303.2(g) (bearings & distances along Perry Road)
2. The Department of Environmental Protection "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.
3. Please revise the proposed building setback lines.
4. The owner's notarized signature shall be provided on the plan.
5. The engineer's and/or land surveyor's seal and signature should be provided on the plan.
6. Financial security must be provided for the proposed improvements and should include all corners and monuments to be placed if not waived or done prior to final plan approval.

Motion carried. Five votes yes.

6. Plans tabled:

- A. MIA BRAE INDUSTRIAL PARK – Preliminary/Final Land Development Plan #011231 by James R. Holley & Assoc., Inc., extension of Boxwood Road across Route 74 (Delta Road) (6/1/13) - On the motion of Mr. Heffner seconded by Mr. Wilson this plan along with 6B, 6C, 6D, 6E, 6F and 6G were tabled. Motion carried. Five votes yes.
 - B. 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 (12/1/12) – For action on this plan see 6A.
 - C. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12) - For action on this plan see 6A.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. 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.
7. Mrs. Gunnet advised the Planning Commission that a revised plan, Rexroth Equities, L.P. Preliminary/Final Land Development Plan had been received and would be reviewed in the future. She advised that it was her belief that the tabled Mia Brae Industrial Park Plan would most likely be withdrawn once this plan was reviewed and approved.
9. Planning Commission Comments – There were no comments.
10. The meeting of the Windsor Township Planning Commission adjourned at 6:19 P.M.

Respectfully submitted,

Jennifer Gunnet for Kipp D. Allison
Zoning Officer