

WINDSOR TOWNSHIP PLANNING COMMISSION
November 19, 2015

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charles Wilson, Dean Heffner, J. LaRue Harvey, Paul Ilyes, Jennifer Gunnet, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Patti Fisher (James R. Holley & Assoc., Inc.)

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of October 15, 2015 meeting were approved with a motion from Mr. Heffner seconded by Mr. Harvey. Motion carried. Five votes yes.
5. JOHN E. & SANDRA L. KOHLER – Final Minor Subdivision Plan #150716 by James R. Holley & Assoc. Inc., 2 lots on Steinfelt Road (10/6/15)

Patti Fisher advised the purpose of the plan is to remove ½ acre from Mr. & Mrs. Kohler's tract and add it to their son's neighboring tract at 260 Steinfelt Road.

Mrs. Gunnet reviewed Kipp Allison's outstanding comments. Patti Fisher advised she had already added the waiver information and 6 month note requiring the installation of sidewalks upon notification from the Township to the plan. She advised that depending on the outcome of this evening's meeting she would remove the note that no longer applied. Ms. Fisher also advised that the drainage easement referenced on the plan was actually an old farm road that was abandoned, but due to the lay of the land turned into a drainage ditch. She advised that the ditch is normally dry except under circumstances of extreme rain events. Mr. Kraft advised that a note needs to be added identifying whose responsibility the maintenance of the ditch is as well as a notation that the Township has access to it. Mr. Kraft advised his outstanding comments were primarily administrative.

Mr. Wilson advised he had visited the site and did some measuring in front of 260 Steinfelt Road and determined the slope in front of the home was between 11 and 16 degrees. He further advised that he checked with ADA and was advised that the Township cannot mandate sidewalks in a location where the slope is greater than 5 degrees. He further advised that the bank in this area is very steep and rises approximately 4' at a 45 degree angle. He advised that sidewalks in this area would not be needed as future development in the area would be near impossible.

Mr. Wilson motioned to grant the waiver of Section 502.10 for the construction of sidewalks with no restrictions. The motion was not seconded.

Mr. Heffner motioned to deny the waiver of Section 502.10 for the construction of sidewalks and requested that a note be added to the plan stating that sidewalks must be installed within 6 months of notification by the Township. Motion carried. Four votes yes. Mr. Wilson was opposed.

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

1. The following waivers of the Subdivision and Land Development Ordinance must be required and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
 - Section 502.10; construction of sidewalks
2. The Department of Environmental Protection “Request for Planning Waiver & Non-Building Declaration” must be approved prior to plan approval.
3. A note must be added to the plan addressing responsibilities/prohibitions regarding the identified drainage easement.
4. A notarized statement that the applicant is the owner of the land to be developed and the land developed shown on the plan is made with the applicant’s free consent.
5. Section 412 requires a 10’ utility easement to be designated on the side and rear lot lines of each lot shown on the plans.
6. The applicant shall install all required lot markers prior to the final plan approval or provide security in lieu of completing at the time of final approval.

Motion carried. Four votes yes. Mr. Wilson was opposed due to the waiver of Section 502.10.

6. Plans tabled:

- 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 (12/1/12) – On the motion of Chairman Pilachowski seconded by Mr. Wilson this plan along with 6B, 6C, 6D, 6E & 6F were tabled. Motion carried. Five votes yes.
- B. 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.
- 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.
7. Planning Commission Comments – Mr. Wilson reiterated his opinion in regards to the ADA requirements for mandating sidewalks. He advised that he had checked with ADA again and they confirmed that sidewalks could not be mandated when there was a slope greater than 1:20.
8. The meeting of the Windsor Township Planning Commission adjourned at 6:13 P.M.

Respectfully submitted,

Jennifer Gunnet for Kipp D. Allison
Zoning Officer