

WINDSOR TOWNSHIP PLANNING COMMISSION
December 15, 2016

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

Present at the meeting were Charles Wilson, Todd Kurl, Dean Heffner, Jerry Pilachowski (arrived at 6:02), Paul Ilyes, Kipp Allison, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Attorney Dale Achenbach, Charle Stough

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of October 20, 2016 meeting were approved with a motion from Mr. Heffner seconded by Mr. Kurl. Motion carried. Three votes yes. Mr. Ilyes abstained from voting due to not being at the October meeting.
5. CHARLES C. & MARGOT D. STOUGH – Final Subdivision Plan # C-16-029 for Lots 34 & 61A by Clark P. Craumer, LLC, combine two (2) lots along Barachel Drive

Attorney Achenbach advised that the purpose of this plan is to combine two lots into one. He also advised that Mr. Stough's first name is incorrectly represented on the plan as Charles. He advised that the correct name is Charle.

Mr. Allison reviewed his outstanding comments as well as Mr. Kraft's comments. He advised that there were three waivers being requested:

- Waiver of Section 503.1 for the construction of curbs
- Waiver of Section 503.2 for the construction of sidewalks
- Waiver of Section 304.2.B for the required size of the plan sheet

Mr. Allison further advised that this development currently does not have any sidewalks or curbs.

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

Mr. Achenbach advised that he would have the cover sheet on the plan corrected to reflect the proper spelling of Mr. Stough's name to Charle.

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

1. The following waivers must be granted:
 - Section 503.1; construction of curbs
 - Section 503.2; construction of sidewalks
 - Section 304.2; plan size

2. The DEP "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.

Motion carried. Five votes yes.

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 and 6F were tabled. Motion carried. Four 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 – There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:20 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer