

WINDSOR TOWNSHIP PLANNING COMMISSION
November 15, 2018

1. The meeting of the Windsor Township Planning Commission was called to order at 6:06 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Todd Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Grant Anderson, P.E. (Site Design Concepts, Inc.), 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 July 19, 2018 meeting were approved with a motion from Mr. Kurl seconded by Mr. Ilyes. Motion carried. Three votes yes.
5. Estate of Betty J. Peters and Lanny L. & Ruth A. Peters Preliminary/Final Subdivision Plan #262.2 by Site Design Concepts, Inc., 2 lots along E. Prospect Rd. (10/1/18)

Grant Anderson explained the purpose of the plan is to adjust a lot line and transfer several acres from the Estate of Betty Peters to Lanny Peters. Mr. Ilyes questioned if the property was on public sewer and Mr. Anderson advised yes. Mr. Allison advised that the following waivers were being requested:

- Section 304.2.B & 305.2.B; Plan Scale
- Section 502.6; widening of existing roads
- Section 503.1.A; construction of curbs
- Section 503.2; construction of sidewalks

He advised that no construction is being proposed at this time and he did not see a need to require any of these improvements at this time. On the motion of Mr. Ilyes seconded by Mr. Kurl the waivers were granted. Motion carried. Three votes yes.

On the motion of Mr. Kurl seconded by Mr. Ilyes 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. Approval dates must be provided on the plan.
 - Section 304.2.B & 305.2.B; Plan scale
 - Section 502.6; widening of existing roads
 - Section 503.1.A; construction of curbs
 - Section 503.2; construction of sidewalks
2. A signed certificate of ownership shall be signed and notarized.
3. The seal and signature of the Registered Surveyor responsible for the plan shall be completed.

Motion carried. Three votes yes.

6. Dwane L. Burk Preliminary/Final Subdivision Plan #18-120 by All Land, LLC, 2 lots on Craley Rd. (10/10/18)

Mr. Allison explained the purpose of this plan is to join two parcels both owned by Mr. Burk. He advised the owner wanted to construct a garage and it was determined that his property was divided into two parcels that needed to be joined in order for him to construct a garage.

Mr. Allison advised that the following three waivers were being requested:

- Section 304.2.B; Plan scale
- Section 502.2.J; widening of existing roads
- Section 503.2; construction of sidewalks

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

On the motion of Mr. Kurl seconded by Mr. Ilyes 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. Approval dates must be provided on the plan.
 - Section 304.2.B; Plan scale
 - Section 502.2.J; widening of existing roads
 - Section 503.2; construction of sidewalks

Motion carried. Three votes yes.

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)

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

8. Planning Commission Comments – There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:17 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer