

WINDSOR TOWNSHIP PLANNING COMMISSION
February 21, 2019

1. The meeting of the Windsor Township Planning Commission was called to order at 6:02 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Dean Heffner, Charles Wilson, Todd Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Scott DeBell, P.E. (Site Design Concepts), Bill Briegel (Keystone Custom Homes), Kipp Allison and Deanna Coble.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the January 17, 2019 meeting were approved with a motion from Mr. Heffner seconded by Mr. Wilson. Motion carried. Five votes yes.
5. KENSINGTON – PHASE 2A Preliminary/Final Subdivision Plan #686.9 by Site Design Concepts, 15 lots and Sewer Extension along Ness Road – Scott DeBell of Site Design Concepts and Bill Briegel of Keystone Custom Homes were present. Mr. DeBell advised that Kensington, Phase 2A is a scaled back version of a plan the Commission had previously reviewed. He explained that this plan consists of 14 building lots along the existing street, Sunbury Way. There are existing stormwater basins on site and on lot seepage pits will be installed for the dwellings. This development will require a sewer extension.

Mr. Allison advised that this plan is a revision to Phase 2 which the Commission saw in early 2018. They have decreased the number of building lots. He noted that both Mr. Kraft's and his comments have been addressed.

Chairman Pilachowski asked if all of the proposed lots will front on an existing road. Mr. Allison advised that they will.

Mr. Wilson questioned their anticipated schedule. Mr. Briegel stated that upon recording of the plan, they would start immediately. He envisioned that they would be doing sitework by summer. He noted that there will be intersection improvements that will need to be made and some minor grading, but their biggest endeavor will be the extension of the sewer main. Mr. Briegel advised that it is an extensive cross country run to connect into the existing system in the Rosebrook development.

Mr. Ilyes commented that on the copy of the subdivision plan that had been provided to the Commission, there is a circle near the intersection of Ness Road and Sunbury Way. He questioned what this represents. Mr. DeBell advised that this is an existing stormwater basin for Sunbury Way.

Mr. Pilachowski questioned if this development will require the installation of a sewer pump station. Mr. Allison stated that it will not.

On the motion of Dean Heffner seconded by Paul Ilyes, the Commission approved the plan. Motion carried. Five votes yes.

6. 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. Kurl, plans 6A, 6B, 6C, 6D, 6E & 6F were tabled. Motion carried. Five votes yes.

- 7. Planning Commission Comments – There were no comments.
- 8. Mr. Allison reported that he intends to have an amendment to the Zoning Ordinance for review at the March meeting. Currently Cohen Law Group is working on the amendment which will address regulations for mini cell towers. Chairman Pilachowski questioned what this is. Mr. Allison explained that it is similar to a repeater station. In other areas, they are being placed in neighborhoods and within right-of-ways. Mr. Kurl asked if they are being placed on poles. Mr. Allison advised that they can be stand alone mono poles or mounted onto existing structures. He added that he will try to forward a draft copy of the amendment to the Commission to allow for sufficient time to review prior to the meeting.
- 9. The meeting of the Windsor Township Planning Commission adjourned at 6:10 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer