

WINDSOR TOWNSHIP PLANNING COMMISSION
October 17, 2019

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, Paul Ilyes, Kipp Allison, Teresa Miller, Richard E. Axe., Jr., Mrs. Joan L. Axe, Sharon L. Shelley and Lee Faircloth (Gordon Brown & Assoc., Inc.)

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the September 19, 2019 meeting were approved with a motion from Mr. Wilson seconded by Mr. Ilyes. Motion carried. Three votes yes.
5. Richard E. & Joan L. Axe & Richard E., Jr. & Susan Axe Final Subdivision Plan #L-5845 by Gordon L. Brown & Assoc., Inc., 2 lots along Witmer Road. (9/3/19)

Mr. Faircloth advised this plan is a reverse subdivision of 5 lots back to 2 lots. He explained that Lots 2 & 3 would be joined to Lot 5 and Lot 5A, which is a private drive, will be added to Lot 4. He advised they were requesting the following waivers of the Windsor Township Subdivision and Land Development Ordinance:

- Section 304.2.B – Sheet Size
- Section 502.2.J – Road Widening
- Section 503.2.A – Sidewalks

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

Mr. Kraft recommended the wording on the Plan that references the street right-of-way be reworded from Dedicated Right-of-Way to Township Right-of-Way. Mr. Faircloth advised he would make the change.

Mr. Kraft reviewed his comments. Mr. Faircloth advised he wants to do a site visit to accurately address Mr. Kraft's comment regarding an existing watercourse and floodway boundaries on the property.

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

1. The plan sheet shall be 22" x 34".
2. An existing watercourse is located along the eastern property line. This existing site feature shall be shown along with the associated floodway boundaries.
3. The seal and signature of the Registered Surveyor responsible for the plan shall be completed.

4. The signed certificate of ownership shall be signed and notarized.
5. Witmer Road is classified as a collector roadway and shall be widened to a minimum of 32 feet or as PennDOT requires.
6. Sidewalks are required along street frontages.
7. Clear site triangles must be provided for all intersections and access drives.
8. A note must be added to the plan identifying that no further subdivision may occur without approval from Windsor Township Board of Supervisors.
9. The DEP "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.
10. Please revise note #5 to read "Single-Family Residential/Agricultural"
11. Please revise the proposed building setbacks for Lot 5
12. Please add the following Standard Note:
 - Any lawful nonconforming building or other structure which has been involuntarily damaged or destroyed by fire, explosion, windstorm, or other similar active cause may be reconstructed per Article 5 of the Windsor Township Zoning Ordinance.

Motion carried. Three votes yes.

6. Planning Commission Comments:

There was a brief discussion regarding the upcoming Zoning Hearing Board applications for Rehobeth RE Limited Partnership and ALDI, Inc., as well as a brief discussion on HAM radio towers.

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. Wilson, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion carried. Three votes yes.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:30 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer