

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**July 16, 2020**

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, Paul Ilyes, Todd Kurl, Grant Anderson, P.E. (Site Design Concepts), Kipp Allison, Teresa Miller

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the May 21, 2020 meeting were held for approval at the next meeting.
5. REXROTH LIMITED PARTNERSHIP – Final Subdivision Plan #1210.1 by Site Design Concepts, Inc., 2 lots along Delta Road (6/4/20)

Mr. Anderson advised the purpose of this plan was to create 2 lots. One lot that is 20.5 acres to include the existing house and garages and a 147-acre lot that would consist of agricultural farm land. He advised that no new construction is being proposed. He further advised that a Non-Building Declaration had been submitted.

Mr. Anderson advised that they were requesting the following waivers:

1. Section 502.6; widening of existing roads
2. Section 503.1; construction of curbs
3. Section 503.2; construction of sidewalks
4. Section 304.2.B; plan sheet size
5. Section 304.2.B.17; proposed contours

On the motion of Mr. Ilyes seconded by Mr. Kurl, the waivers were recommended for approval. Motion carried. Three votes yes.

Mr. Allison reviewed his outstanding comments as well as the comments from C.S. Davidson and advised that they had all been addressed and/or corrected.

On the motion of Mr. Kurl seconded by Mr. Ilyes, the plan was recommended for approval. Motion carried. Three votes yes.

6. Plans tabled:
  - A. 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)
  - B. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)

- C. 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)
- D. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)
- E. 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 Mr. Kurl seconded by Mr. Ilyes, plans 6A, 6B, 6C, 6D and 6E were tabled. Motion carried. Five votes yes.

7. Planning Commission Comment

Mr. Allison advised that the Zoning Amendments that were reviewed at the February Planning Commission would be brought before the Board of Supervisors on Monday, July 20, 2020 for approval.

Mr. Allison provided some updates on the tabled plans referenced above. He advised that he did not have anything new to report for the Meadow Creek Townhomes plan. He advised that a Zoning Hearing Board application was submitted for the Brookfield Crossing plan. He advised they are requesting a reduction of the required riparian buffer. He advised that he was aware that for the Howard/Snook Properties West plan that PennDOT had approved a 4-way stop at the Freysville Road & East Prospect Road intersection. He advised he had no new information for the Howard/Snook Properties East plan.

Chairman Pilachowski asked about the proposed ALDI store. Mr. Allison advised that they were waiting for the Zoning Ordinance Amendments to be adopted before they moved forward.

Mr. Allison advised there are a few plans in the works that may be moving forward shortly.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:21 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer