

WINDSOR TOWNSHIP PLANNING COMMISSION
September 17, 2020

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

Present at the meeting were Jerry Pilachowski, Paul Ilyes, Todd Kurl, Charles Wilson, Blaine Markel (Holly & Assoc., Inc.), Glenn Rexroth, Lee Faircloth (Gordon L. Brown & Assoc., Inc.), Patrick Crotty, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. On a motion from Mr. Wilson seconded by Chairman Pilachowski, the minutes of the May 21, 2020 and the July 16, 2020 meetings were approved. Motion carried three votes yes. Mr. Ilyes abstained advising he did not receive a copy of the minutes.
5. PATRICK J. & DEBRA A. CROTTY – Final Subdivision Plan #L-5854 by Gordon L. Brown & Assoc., Inc., 2 lots along Manor Road (07/29/20)

Mr. Faircloth explained that the Crotty's want to create a 1 acre building lot off of their existing lot to construct a new home. He explained that a waiver from the Board of Supervisors was granted on November 16, 2019 from requiring connection to public sewer. He advised a new septic system would be installed for the new home.

Mr. Faircloth advised the following waivers were being requested:

1. Section 502.6; widening of existing roads
2. Section 503.2; construction of sidewalks
3. Section 304.2.B; plan sheet size

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

Mr. Kraft and Mr. Allison reviewed their open comments.

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

1. The Applicant shall provide an intent to serve letter from the Red Lion Municipal Authority.
2. The plan shall include a notarized statement to the effect that the applicant is the owner of the land proposed to be developed and the land development shown on the final plan is made with the applicant's free consent.
3. The seal and signature of the registered surveyor shall be included on the plan.
4. Planning Modules must be submitted and approved prior to plan approval. A miscellaneous EDU may be used.

5. Please provide the lot coverage percentage for proposed Lot #1.

Motion carried. Four votes yes.

6. REXROTH EQUITES – Preliminary/Final Subdivision Plan #011231 by James R. Holley & Assoc., Inc., Road improvements within Mia Brae (7/29/20)

Mr. Markel advised that the initial plan for this location was submitted over a year ago. He advised that two new plans have been submitted, one for road improvements and one for building improvements. He advised the plan for building improvements has been held up due to bonding.

Mr. Markel advised the plan before the Planning Commission this evening is for road improvements. He explained that the road improvements proposed are within Red Lion Borough and Windsor Township and effects three parcels. He further advised that these three parcels would be joined through a reverse subdivision added to this plan.

Mr. Markel advised the following two waivers are being requested:

1. Section 503.2.C; construction of sidewalks
2. Section 504.2.F; street construction

There was a brief discussion regarding the layout of the parcels to clarify what was being proposed to be joined.

Mr. Markel advised that the Industrial Park will be serviced by Redco Avenue & Boxwood Road. He advised that trucks are currently directed to us Redco Avenue as access and there should be minimal traffic using Boxwood Road. He further advised that Mr. Rexroth has already put in most of the streets using specs that he uses for all of his Industrial Parks. He advised these specs are different than what is required by Windsor Township. Mr. Kraft advised that the roads would be private and Mr. Rexroth is the one that would be responsible for snow plowing and repairs.

Mr. Markel explained that since the streets were private and there would be limited pedestrian use, they did not feel sidewalks were warranted. He advised that Red Lion Borough has waived the construction of sidewalks on their side of the street.

Mr. Kraft advised he had no comments to add regarding the waivers for the sidewalks or the street construction specifications. He cited again that the streets are private the owner is the one responsible for their maintenance. Mr. Allison advised he had no comments to add.

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

7. 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 Chairman Pilachowski seconded by Mr. Wilson, plans 7A, 7B, 7C, 7D and 7E were tabled. Motion carried. Four votes yes.

- 8. Planning Commission Comment – Mr. Allison provided an updated to the Planning Commission regarding some potential plans that may be submitted in the future.
- 9. The meeting of the Windsor Township Planning Commission adjourned at 6:31 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer