

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**October 15, 2020**

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, Paul Ilyes, Todd Kurl, Charles Wilson, Blaine Markel (Holly & Assoc., Inc.), Glenn Rexroth, 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 Mr. Ilyes, the minutes of the September 17, 2020 meeting was approved. Motion carried four votes yes.
5. REXROTH EQUITES – Revised Preliminary/Final Land Development & Final Reverse Subdivision Plan #011231 by James R. Holley & Assoc., Inc., Road improvements within Mia Brae (7/29/20)

Mr. Markel explained the purpose of the plan was to install the necessary interior streets for the Mia Brae Industrial Park. He advised that a second plan for building improvements is coming shortly. Mr. Markel further advised this plan is proposing a reverse subdivision of two tracts, one in Windsor Borough and one in Windsor Township. He advised that Red Lion Borough has already approved the plan.

Mr. Markel reviewed the outstanding comments.

Mr. Kraft questioned the proposed security and the requested reduction. Mr. Markel advised the reduction was due to some of the work already being done. Mr. Kraft advised that he would have to schedule a site inspection prior to approving a reduction of security.

There was a brief discussion regarding security and the process of posting it. Mr. Rexroth questioned why the second plan that is being submitted for building improvements couldn't just be bonded instead of this plan. Mr. Markel advised that since there was work that still needed to be done this plan needed to have security posted. Mr. Allison advised that security had to be posted prior to plan approval.

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

1. Financial security must be provided for the proposed improvements.
2. All lot markers and monuments shall be labeled on the plan set in conformance with Section 303.2.n and Section 302.3.o. If no lot marker or monuments have been located along any property boundary a lot marker or monument shall be placed in conformance with Section 503. There are five missing monuments on Sheet 2.
3. The applicant is required to pay a fee, to be determined by the Township, to the Municipal Stormwater Maintenance Fund.

4. Net and Gross acreages must be provided for all the proposed lots on the plan. Minimum lot area must be based on net acreage.
5. Security must be posted prior to plan approval.
6. Revise the owner's signature block and landowner information on the cover sheet.

Motion carried. Four 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 Chairman Pilachowski seconded by Mr. Wilson, plans 6A, 6B, 6C, 6D and 6E were tabled. Motion carried. Four votes yes.

7. Planning Commission Comment – There were no comments.
8. The meeting of the Windsor Township Planning Commission adjourned at 6:19 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer