

WINDSOR TOWNSHIP PLANNING COMMISSION
January 21, 2021

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, Todd Kurl, Charles Wilson, Grant Anderson, P.E. (Site Design Concepts, Inc.), Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller

2. The Pledge of Allegiance was recited.
3. Appointments
 - A. Chairman – On the motion of Mr. Wilson seconded by Mr. Kurl, Jerry Pilachowski was appointed Chairman. Motion carried. Three votes yes.
 - B. Vice-Chairman – On the motion of Mr. Wilson seconded by Mr. Kurl, Charles Wilson was appointed Vice-Chairman. Motion carried. Three votes yes.
 - C. Secretary – On the motion of Mr. Wilson, seconded by Mr. Kurl, Kipp Allison was appointed Secretary. Motion carried. Three votes yes.
4. Public Comment – There were no public comments.
5. On a motion from Mr. Kurl seconded by Mr. Wilson, the minutes of the November 19, 2020 meeting were approved. Motion carried Three votes yes.
6. E. DENNIS & SANDRA B. WARNER – Final Subdivision Plan #1102.1 by Site Design Concepts, Inc., 2 lots along Delta Road. (11/02/20)

Mr. Anderson advised the purpose of the plan was to allow Mr. Warner to subdivide an existing 20-acre parcel into 2 lots and add approximately 11 acres to his existing residential lot. Mr. Anderson advised that no development on either lot is being proposed.

There was a brief discussion and review of the plan.

Mr. Anderson advised that because no development was being proposed the following waivers were being requested:

1. Sections 304.2.B & 305.2.B; Plan Sheet Size
2. Section 506.5.A; Requirement to extend/connect to public sewer within 1000' of existing sanitary sewer service
3. Section 507.2; Requirement to extend/connect to public water within 1000' of existing water service
4. Section 502.2.J; Widening of existing roads
5. Section 503.1; Construction of curbs
6. Section 503.2; Construction of sidewalks

Mr. Allison advised that if at some point in the future someone wanted to develop Lot #1 than a new subdivision would need to be presented and the connection to sewer & water and installation of sidewalks & curbs would have to be addressed at that time.

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

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

1. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.

- Sections 304.2.B & 305.2.B; Plan Sheet Size
 - Section 506.5.A; Requirement to extend/connect to public sewer within 1000' of existing sanitary sewer service
 - Section 507.2; Requirement to extend/connect to public water within 1000' of existing water service
 - Section 502.2.J; Widening of existing roads
 - Section 503.1; Construction of curbs
 - Section 503.2; Construction of sidewalks
2. Upon Board of Supervisors approval of the plan the surveyor will set owner markers. Once the corner markers are set the surveyor must sign the provided signature block; within eighty (80) days from the plan approval date.
3. The notary statement shall be executed by the land owner.
4. The registered engineer and/or surveyor responsible for the plan shall seal and sign the plans.
5. Windsor Township reserves the right to make additional comments.

Motion carried. Three votes yes.

7. WINDSOR PLAZA Preliminary/Final Subdivision Plan #2020E-89-0003 by RGS Associates, 2 lots along Cape Horn Road. (11/02/20)

Mr. Allison advised that RGS Associates had contacted him and requested that this plan be tabled until a future meeting.

On the motion of Chairman Pilachowski seconded by Mr. Kurl, the plan was tabled. Motion carried. Three votes yes.

8. 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)

Mr. Allison advised that the developer is slowing moving forward. He advised that a sketch plan was received showing the change from townhomes to duplexes. He also advised the developer was inquiring about Building Permit costs.

- 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)

Mr. Allison advised he has heard nothing about the status of this plan.

- 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)

Mr. Allison advised this plan is temporarily on hold while Wellington Investment Group appeals the Zoning Hearing Boards decision.

On the motion of Chairman Pilachowski seconded by Mr. Kurl, plans 8A, 8B, 8C, 8D and 8E were tabled. Motion carried. Three votes yes.

9. Planning Commission Comment

Mr. Allison advised the Planning Commission of some potential new development coming. He advised that Site Design Concepts was working on the plan for Kensington Phase III.

He also advised the Planning Commission that the Township had received a grant for three million dollars for the Community Center. There was a brief discussion regarding the community center. He also advised that the owner of the neighboring property may be interested in selling some of her land which would than be used for a ballfield.

Mr. Wilson asked if Keystone Custom Homes was still looking into installing a ballfield as part of the next phase of their Kensington Subdivision. Mr. Allison advised no, they took the ballfield out of the plan and opted to pay a recreation fee with the Building Permits as they are issued. He advised that the proposed Meadow Creek development has set aside some area that is proposed to be dedicated for recreational fields.

Mr. Allison advised that the Township was beginning to work on plans for the expansion of the Public Works building.

Mr. Allison advised that the Township did not receive the grant they applied for to rehab the Windsor Wonderland Playground and would be sending out letters in the near future to request donations.

Mr. Wilson questioned what was happening with the property where the Pitch & Put was. Mr. Allison advised that the individuals that purchased the property are working on repairing it. The home will be rented out, they advised Mr. Allison that they have had some inquiries from individuals who are interested in using the facility for a business. He also advised that their plan is to reopen the golfing area.

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

Respectfully submitted,

Kipp D. Allison
Zoning Officer