

WINDSOR TOWNSHIP PLANNING COMMISSION
May 20, 2021

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, Dean Heffner, Todd Kurl, Paul Ilyes, Ryan Woerner, Jenna Woerner, 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. Heffner seconded by Mr. Ilyes, the minutes of the February 18, 2021 meeting were approved. Motion carried. Four votes yes.
5. RYAN G. & JENNA B. WOERNER Revised Final Subdivision Plan #1275.1 by Site Design Concepts, Inc., 2 lots along Delta Rd. and Bethlehem Church Rd. (4/26/21)

Mr. Woerner explained the purpose of this plan was to remove 8.389 acres from his property located at 100 Bethlehem Church Road and add it to his property located at 824 Delta Road.

Mr. Allison advised the following waivers were being requested:

1. Section 304.2.B; plan Sheet Size
2. Section 506.5.A; requirement to extend/connect to public sewer within 1,000 ft. of existing sanitary sewer service
3. Section 502.2.J; widening of existing roads
4. Section 503.2; construction of sidewalks

He advised that at this time the Township staff was not recommending widening of roadways, connection to sewer or installation of sidewalks.

On the motion of Mr. Kurl seconded by Mr. Heffner the waivers for sheet size, connection to public sewer and road widening were recommended for approval. The waiver for construction of sidewalks was denied and the requirement that the standard note requiring installation of sidewalks within six (6) months of notification by the Township be added to the plan. Motion carried. Four votes yes.

On the motion of Mr. Ilyes 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 BOS prior to plan approval. Approval dates must be provided on the plan.

- Section 304.2.B; plan sheet size
 - Section 506.5.A; requirement to extend/connect to public sewer within 1,000 ft. of existing sanitary sewer service
 - Section 502.2.J; widening of existing roads
 - Section 503.2; construction of sidewalks
2. The DEP “Request for Planning Waiver & Non-Building Declaration” must be approved prior to plan approval.
 3. Windsor Township reserves the right to make any additional comments.
 4. The Certificate of Ownership shall be signed and notarized. Correction of owner name shall be completed in the Certificate of Ownership.
 5. Section 305.2.B.2 requires the name, seal, and signature of the registered engineer and registered surveyor responsible for the plan completion.

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. Heffner, plans 6A, 6B, 6C, 6D & 6E were tabled. Motion Carried. Four votes yes.

7. Planning Commission Comments

Mr. Allison advised the Planning Commission members that Vice Chairman Wilson had passed away.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:17 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer