

WINDSOR TOWNSHIP PLANNING COMMISSION
September 16, 2021

1. The meeting of the Windsor Township Planning Commission was called to order at 5:59 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Dean Heffner, James Vergos, Todd Kurl, Grant Anderson, P.E. (Site Design Concepts), 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. Vergos, the minutes of the August 19, 2021 meeting were approved. Motion carried. Three votes yes. Mr. Kurl abstained as he was not present at the meeting.
5. KAY A. TYSON Final Subdivision Plan #1297H.1 by Site Design Concepts, Inc., along Brownton Road and Dull Road. (8/2/21)

Grant Anderson advised the purpose of the plan is to make a lot line adjustment that will remove 6 acres from existing Parcel 53-000-FL-0015J and add it to Parcel 53-000-FL-0016. He advised Ms. Tyson owns both properties and no improvements are being proposed.

Mr. Anderson reviewed the four (4) waivers that were being requested.

On the motion of Vice Chairman Kurl seconded by Mr. Heffner the following waivers were recommended for approval:

1. Section 305.2.B; plan Sheet size
2. Section 304.2.B.27; identification of lot line markers
3. Section 502.2.J; widening of existing cartways
4. Section 503.2; construction of sidewalks

Motion carried. Four votes yes.

On the motion of Mr. Heffner seconded by Vice Chairman Kurl the plan was recommended for approval with the following comments:

1. Names of all adjoining lot owners shall be indicated on the plans.
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 plans.
4. The Department of Environmental Protection "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.

5. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisor's prior to plan approval:

1. Section 305.2.B; plan Sheet size
2. Section 304.2.B.27; identification of lot line markers
3. Section 502.2.J; widening of existing cartways
4. Section 503.2; construction of sidewalks

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

Vice Chairman Kurl asked Mr. Allison if the Township experienced any damage when hurricane Ida came through.

Mr. Allison advised that there was some road damage on Taylor Road that had to be repaired and some clean up on Husson Road.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:11 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer