

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**November 18, 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, James Vergos, Todd Kurl, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Jason Wolfe, RLA (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. Ilyes seconded by Mr. Heffner, the minutes of the September 16, 2021 meeting were approved. Motion carried. Five votes yes.
5. Windsor Township Community Center Preliminary/Final Subdivision and Land Development Plan #0829.3.23.00 by C.S. Davidson.

Mr. Wolfe explained the purpose of the plan was to join three existing parcels into one and construct a multi-use facility with fields for sports activities and pavilions for rent.

Mr. Vergos asked if there were any provisions for handicap access to the proposed pavilion and play area. Mr. Wolfe advised that access would be via the proposed stairs or the walking trail. Mr. Vergos expressed concern that accessing that area via the walking trail would be difficult for someone in a wheelchair or someone pushing a wheelchair. He recommended constructing a ramp from the handicap parking area to this pavilion instead of constructing the proposed steps.

Mr. Ilyes asked how many parking spaces were being proposed. Mr. Wolfe advised 138 spaces. A lengthy discussion ensued regarding the number of parking spaces needed and the location of the spaces.

Mr. Kraft reviewed the following requested waivers of the Subdivision and Land Development Ordinance and the Stormwater Management Ordinance:

1. Section 304; Preliminary Plan Application.
2. Section 304.2.B.34; Clear Site Triangle
3. Section 305.2.B; Final Plan Size
4. Section 502.6.B; Minimum street and cartway width
5. Section 503.1; Curbs
6. Section 503.2.A; Sidewalks
7. Section 504.2.A & 504.2.B; Access drive vertical & horizontal alignment
8. Section 504.2.F; Driveway pavement
9. Section 504.2.H; Access drive width
10. Section 306.V; Design flows
11. Section 307.F; Runoff Curve

Mr. Kraft asked if the Planning Commission had any questions or concerns regarding these waivers. There were none.

Mr. Allison advised that the proposed parking would be reevaluated and would be discussed at the next Planning Commission meeting. The plan was tabled.

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. Three votes yes. Vice Chairman Kurl & Mr. Ilyes were no longer in attendance.

7. Planning Commission Comments - There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 7:26 P.M.

Respectfully submitted,



Kipp D. Allison  
Zoning Officer