

WINDSOR TOWNSHIP PLANNING COMMISSION
February 17, 2022

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, Todd Kurl, James Vergos, Brita Runkle, Paul Ilyes, 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. Ilyes seconded by Mr. Kurl, Jerry Pilachowski was appointed Chairman. Motion carried. Five votes yes.
 - B. Vice-Chairman – On the motion of Mr. Ilyes seconded by Mr. Kurl, Todd Kurl was appointed Vice-Chairman. Motion carried. Five votes yes.
 - C. Secretary – On the motion of Mr. Ilyes, seconded by Mr. Kurl, Kipp Allison was appointed Secretary. Motion carried. Five votes yes.
4. Public Comment – There were no public comments.
5. On a motion from Mr. Kurl seconded by Mr. Ilyes, the minutes of the December 16, 2021 meeting were approved. Motion carried. Three votes yes. Mr. Vergos and Mrs. Runkle abstained as they were not present at this meeting.
6. REXROTH LIMITED PARTNERSHIP & JENNIFER M. SEAKS – Final Subdivision Lot Line Adjustment Plan #21-07-0001.A0 by Shaw Surveying, Inc., along Zimmerman Road (12/13/21)

Mr. Allison advised that the purpose of this plan is to adjust a lot line and take .26 acres known as Lot 1A from Rexroth Limited Partnership and add it to the property owned by Jennifer M. Seaks on Zimmerman Road.

Mr. Kraft reviewed his outstanding comments. He advised that the following waivers were being requested:

1. Section 304.2.B, 305.2.B; plan scale & sheet size
2. Section 304.2B.17; Contours
3. Section 502.G; cartway widening
4. Section 503.1; construction of curbs
5. Section 503.2; construction of sidewalks

Mr. Kraft and Mr. Allison advised they did not have any concerns approving these waivers.

On the motion of Mr. Vergos seconded by Mrs. Runkle the waivers were recommended for approval. Motion carried. Five votes yes.

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

1. The net and gross acreage of the tract, including the items listed in Section 304.2.B.6, shall be on the plans in tabular format.
2. Plan notes 5 and 13 are in conflict regarding the wetlands and shall be revised to no longer conflict.
3. The Owner Certification shall be signed and notarized.
4. The following waivers must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
 1. Section 304.2.B, 305.2.B; plan scale & sheet size
 2. Section 304.2B.17; Contours
 3. Section 502.G; cartway widening
 4. Section 503.1; construction of curbs
 5. Section 503.2; construction of sidewalks
5. Windsor Township reserves the right to make additional comments.

Motion carried. Five votes yes.

7. BRETT A. & MELISSA M. RAVER- Preliminary/Final Subdivision Plan #211001 by James R. Holley & Assoc., Inc., along Camp Street (12/20/21)

Mr. Allison advised the purpose of the plan is to subdivide Parcel 89000HK0201 located on S. Camp Street, belonging to Brett A. & Melissa M. Raver. He advised the parcel is in Windsor Borough and Windsor Township. Mr. Allison advised no improvements are being proposed. He advised the plan only proposes dividing this parcel into two (2) lots. Mr. Allison advised that the bulk of the new tract is within Windsor Borough.

There was a brief discussion regarding access drives to each lot.

Mr. Kraft reviewed is outstanding comments. He advised that the following waivers were being requested:

1. Section 304.2.B, 305.2.B; plan scale & sheet size
2. Section 502.2.J; street widening
3. Section 503.1; construction of curbs
4. Section 503.2; construction of sidewalks

On the motion of Mr. Ilyes seconded by Mr. Vergos, the waivers were recommended for approval. Motion carried. Five votes yes.

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

1. The Owner Certification shall be signed and notarized.
2. The following waivers must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
 1. Section 304.2.B, 305.2.B; plan scale & sheet size
 2. Section 502.2.J; street widening
 3. Section 503.1; construction of curbs
 4. Section 503.2; construction of sidewalks
3. Windsor Township reserves the right to make additional comments.

Motion carried. Five votes yes.

8. Proposed Amendment to Non-Commercial Keeping of Livestock in the Residential RR, R1 & R2 Zones.

Mr. Allison advised that the Board of Supervisors has had several requests to change the regulations in the Zoning Ordinance in relation to the Non-Commercial Keeping of Livestock, particularly chickens within the Residential Zones. Mr. Allison advised that after initially denying the requests, the Board of Supervisors requested he do some research regarding the keeping of livestock to determine if it would be feasible to change the regulations in the Windsor Township Zoning Ordinance to allow animals from Group 1 on smaller parcels.

Mr. Allison advised that after some research he determined that to change the ordinance to allow for animals from Group 1 on properties that are 2 gross acres up to a maximum of 4.99 gross acres would only affect approximately 100 parcels.

Mrs. Runkle asked how manure management would be handled. Mr. Allison advised that the ordinance proposes permitting only six (6) animals from Group 1. He explained that Group 1 are animals whose average adult weight is less than ten (10) pounds. He advised that he didn't think manure management would be a problem because of the limited number of animals permitted.

Mr. Ilyes questioned the setback for fencing and questioned whether there shouldn't be a set area that is permitted to be fenced for the housing of the animals.

Mr. Allison advised that the draft of the Ordinance provided to the Planning Commission did not include a restriction for housing roosters and that a notation would be added prohibiting roosters. The Planning Commission agreed this needed to be added.

Mr. Allison asked the Commission if they felt that the fifty (50') foot setback was adequate or if it should be more or less. Mr. Vergos recommended leaving it at fifty (50') feet. Mr. Ilyes felt that fifty (50') was too far. Chairman Pilachowski suggested thirty (30') feet. Mr. Ilyes agreed.

Mrs. Runkle asked about setbacks for animals within Groups 2 and 3. Mr. Allison asked the Planning Commission if they wanted to change the setbacks for these groups. Mrs. Runkle and Chairman Pilachowski both agreed that Group 2 and Group 3 should require a fifty (50') foot setback. The remainder of the Planning Commission members agreed.

Mrs. Runkle questioned the requirement for all outdoor pasture/recreation areas be enclosed with fencing to prevent the escape of the animals. She questioned what would happen if the animals were released by the property owner to roam. Mr. Allison advised that this would be a violation and a notice would be sent to the property owner.

On the motion of Mr. Vergos seconded by Mr. Ilyes the proposed Ordinance establishing regulations for the keeping of livestock within the Rural Residential (RR), Low Density Residential (R1) and Medium Density Residential (R2) Zones was recommended for approval. Motion carried. Five votes yes.

9. 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. Kurl, plans 9A, 9B, 9C, 9D & 9E were tabled. Motion Carried. Five votes yes.

10. Planning Commission Comments

There was a brief discussion regarding the three (3) Zoning Hearing Board applications that would be heard in February.

Mr. Kurl questioned the tabled plans referenced in #9 above. Mr. Allison advised that he hasn't heard anything in a while about the Meadow Creek Townhomes Plan. He advised that the Brookfield Crossing Plan is on hold pending the outcome of the Brookfield Crossing Resubmission Plan which is currently appealing a Zoning Hearing Board decision

in the court system. He advised that the Howard/Snook Properties West plan is still working on moving forward, but the Howard/Snook Properties East plan is not and may be held for completion sometime in the future.

11. The meeting of the Windsor Township Planning Commission adjourned at 6:57 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer