

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**March 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, Josh George, P.E. (Landworks Civil Design, LLC), Kim Moyer, 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. Vergos seconded by Mr. Kurl, the minutes of the February 17, 2022 meeting were approved. Motion carried. Five votes yes.
5. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Associates, Inc., 292 lots along East Prospect Road, Stonewood Road & Freysville Road. (12/01/12)

Josh George with Landworks Civil Design, LLC advised he was here representing a potential purchaser of this property. He advised he was here this evening to advise of several changes to the proposed layout of the plan and to obtain a determination from the Commission as to whether these changes would be considered significant and require compliance with the current ordinance or if they would be considered minor and development could proceed under the requirements of the previous ordinance.

Mr. George advised that the plan essentially would be left as is with the proposed construction of single-family dwellings. He advised that there were a few proposed improvements to the roadway where it meets the existing Mountain Road as well as a proposed traffic circle within the development. He indicated that it was possible that the number of homes would be reduced.

Mr. George explained that the plan was submitted under the requirements of the previous Zoning Ordinance however he advised that the regulations of the current Stormwater Ordinance and Subdivision and Land Development Ordinance would be complied with.

Mr. Ilyes asked what the difference was between the old ordinance and the new ordinance. Mr. Allison advised that the development would not be permitted under the current ordinance. Ms. Runkle advised she thought the development should take place under regulations of the current ordinance. Mr. Allison advised that the Municipal Planning Code states that if the proposed changes are not considered significant than the developer does not have to comply with the current ordinance but instead can proceed under regulations from the previous ordinance that the plan was submitted under.

Mr. George advised that the intersection of E. Prospect Road & Freysville Road was selected for improvements. He advised that PennDOT has received money towards

necessary improvements but doesn't know when any improvements will take place. Mr. George advised that it was still undetermined what will be done with Country-By-Way. There was a brief discussion regarding traffic flow.

Chairman Pilachowski asked if there would be a Homeowners Association. Mr. George advised yes.

Mr. Kurl advised that he did not feel that the proposed changes are substantial. He advised he actually thinks the proposed changes make for a better plan.

On the motion of Ms. Runkle seconded by Mr. Kurl, the Planning Commission made the determination that the proposed changes are not significant and development can continue under regulations set forth in the previous Zoning Ordinance. Motion carried. Four votes yes. Mr. Ilyes voted no.

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

7. Planning Commission Comments – There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:20 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer