

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**June 16, 2022**

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, Todd Kurl, James Vergos, Brita Runkle, Paul Ilyes, Patti Fisher (James R. Holley & Assoc.), 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. Kurl seconded by Mr. Vergos, the minutes of the March 17, 2022 meeting were approved. Motion carried. Four votes yes. Mr. Ilyes did not vote; he was not in attendance at the time.
5. NANCY L. MUNDIS – Preliminary/Final Subdivision Plan #211104 by James R. Holley & Assoc., Inc., along Bethlehem Church Road & Bahns Mill Road (4/21/22)

Ms. Fisher explained the purpose of the plan is to subdivide existing Lot 6. She explained that 3.66 acres would be removed from the existing Lot 6 to create Lot 8 that would be joined with Lot 4 owned by Daniel C. & Melissa A. Graham. She advised that no improvements are being proposed for any of the lots.

Ms. Fisher advised the following waivers were being requested:

1. Section 305.2.B; plan scale requirements
2. Section 506.5.A; requirement to connect to public sewer
3. Section 507.2; requirement to connect to public water
4. Section 502.2.J; widening of existing roads
5. Section 503.2; installation of sidewalks
6. Section 505.4.D; number of lots permitted

Mr. Kraft advised he had no objections to any of the requested waivers.

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

On the motion of Mr. Vergos 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 Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.

- a. Section 305.2.B; plan scale requirements
  - b. Section 506.5.A; requirement to connect to public sewer
  - c. Section 507.2; requirement to connect to public water
  - d. Section 502.2.J; widening of existing roads
  - e. Section 503.2; installation of sidewalks
  - f. Section 505.4.D; number of lots permitted
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 additional comments.
  4. All minimum required setbacks shall match the indicated use from Table shown in Section 201.5.
  5. A 75-foot riparian buffer is required around both sides of the stream located on Lot 4.
  6. A 35-foot wetlands buffer is required around the wetlands located on Lot 4.
  7. Plan signatures by Windsor Township Board of Supervisors and Planning Commission shall state “Windsor Township”.
  8. Engineer Signature block shall state “Windsor Township Engineer”.
  9. The Owner Certification shall be signed and notarized.
  10. The seal and signature of the registered surveyor shall be included on the plan.
  11. Requested Waiver Section numbers shall be reviewed from previous Subdivision and Land Development Ordinance approvals.
  12. All monuments and markers shall be placed prior to final recording in accordance with Section 510.

Motion Carried. Five 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. 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 6:08 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer