

WINDSOR TOWNSHIP PLANNING COMMISSION
July 21, 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, James Vergos, Paul Ilyes, Dale Shenk (Ebersole Brothers Construction), Nancy Mundis, Christopher Kraft, P.E. (C.S. Davidson, Inc.), 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. Ilyes, the minutes of the June 16, 2022 meeting were approved. Motion carried. Three votes yes.
5. JAMES E., III & JACLYN A HARVEY Final Minor Reverse Subdivision Plan #70-2201 by James C. Hockenberry, PLS, along Maple Drive. (4/13/22)

Mr. Allison explained that the property owners would like to construct an addition and make some changes to the driveway. The existing conditions of the property prohibit construction based on the permitted maximum impervious coverage. He explained this plan proposes combining three (3) tracts into one which would allow for the construction.

Mr. Kraft reviewed his comments and advised the following waivers were being requested:

1. Section 304; preliminary plan review
2. Section 304.2.B.17; provide existing contours at 10' intervals
3. Section 304.2.B.20; soil types

Mr. Kraft advised that he supported the approval of the waiver for Section 304, however he advised he would like to see the contours and soil types noted on the plan. Mr. Shenk advised that he would have the contours and soil types added.

Mr. Allison advised he only had a few comments minor comments. He advised that he would like to see a “key map” added to the plan that would reference the tracts involved in the subdivision and their existing, proposed net and gross acreage. Mr. Shenk advised he would have this added.

On the motion of Mr. Vergos seconded by Mr. Ilyes, the waiver of Section 304 was recommended for approval. Motion carried. Three votes yes.

On the motion of Mr. Vergos seconded by Mr. Ilyes, the waivers of Sections 304.2.B.17 and 304.2.B.20 were denied. Motion carried. Three votes yes.

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

1. Net and Gross acreages must be provided for all the proposed lots on the plan. Minimum lot area must be based on net acreage.
2. 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.
 - Section 304; preliminary plan review
3. The Department of Environmental Protection “Request for Planning Waiver & Non-Building Declaration” must be approved prior to plan approval.
4. A 10’ utility easement must be provided for all side and rear lot lines. This can be designated by a note.
5. Please revise the referenced parcel number on the plan; it should reference #181.
6. A key map should be added to the plan referencing all of the tracts involved and their existing, proposed net and gross acreage.
7. Owner information must be provided on the plan. In addition, the owner signature block must correspond with the provided owner information.
8. Revise the owner’s signature block and landowner information on the cover sheet.
9. The Owner Certification shall be signed and notarized.
10. Upon Board of Supervisor’s approval of the plan the surveyor will set owner markers. Once the corner markers are set the surveyor must sign the provided signature block; within eighty (80) days from the plan approval date.
11. Please add the following Standard Notes:
 - I, _____ state that to the best of my knowledge and belief all the property corner monumentation as required by the Windsor Township Subdivision Ordinance, and noted hereon, has been set or otherwise established in the field.

Motion carried. Three 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. Ilyes, plans 6A, 6B, 6C, 6D & 6E were tabled. Motion Carried. Three votes yes.

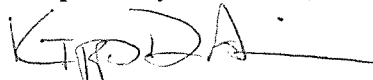
- 7. Planning Commission Comments – Mr. Allison advised that the Land Development plan for ALDI is moving forward. He advised there had been a hold up with PennDOT. He advised they are hoping to submit the plan to the Board of Supervisors in August.

Mr. Ilyes asked if residential building was busy. Mr. Allison advised no residential home construction was down, but he also advised that the number of available lots to build on at this time is also low. Mr. Allison advised that permits for other improvements like accessory structures, fences and patios was up.

Mr. Vergos asked about the land development plan for the Modwash that was proposed for Cape Horn Road. Mr. Allison advised that it had been approved by the Zoning Hearing Board and was moving forward. He advised that several of the neighboring properties have filed an appeal to the Zoning Hearing Boards approval.

- 8. The meeting of the Windsor Township Planning Commission adjourned at 6:15 P.M.

Respectfully submitted,



Kipp D. Allison
Zoning Officer