

WINDSOR TOWNSHIP PLANNING COMMISSION
March 16, 2023

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, Brita Runkle, Kim Moyer, Todd Kurl, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Adam Anderson, P.E. (Site Design Concepts Inc.), Jeff Walker, Kathy Walker, Edward Heindel, Douglas Stambaugh (Group Hanover Inc.), Kipp Allison and Connie Gladfelter.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no Public Comments.
4. On a motion from Ms. Runkle and seconded by Mr. Moyer the minutes of the January 19, 2023 meeting were approved. Motion carried. Three votes yes. Mr. Kurl abstained as he was not present at that meeting.
5. Plans to be discussed:

- A. EAST PROSPECT ROAD PARTNERS, LLC & JEFFREY A. & KATHY S. WALKER – Preliminary/Final Subdivision Plan, along E. Prospect Road. (2/1/23)

Adam Anderson explained the purpose of the plan. He advised that two lots for future office buildings are being proposed along East Prospect Road and the remaining proposed lot will be joined with Mr. & Mrs. Walker's existing lot along Christensen Road.

Chairman Pilachowski asked who would be responsible for maintain the existing stormwater basin. Mr. Anderson advised that East Prospect Road Partners, LLC will be responsible for the maintenance. There was a brief discussion.

Mr. Anderson advised that several waivers were being requested. Chairman Pilachowski asked if Mr. Allison or Mr. Kraft had any concerns with the requested waivers. Mr. Kraft advised no.

The following waivers were requested:

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| • Section 304.2.B & 305.2.B; | plan sheet size |
| • Section 502.2.J; | widening of existing roads |
| • Section 503.1.A; | construction of curbs |
| • Section 503.2; | construction of sidewalks |

On the motion of Mr. Kurl and seconded by Ms. Runkle the wavers were recommended for approval. Motion carried. Four votes yes.

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

1. A notarized statement stating the land owner's free consent of the shown land development plan shall be executed.
2. Signature of the Registered Land Surveyor responsible for the plan shall be executed.
3. Note #11 needs revised to show a required buffer strip of 25'.
4. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the BOS prior to plan approval. Approval dates must be provided on the plan.
 - Section 304.2.B & 305.2.B; plan sheet size
 - Section 502.2.J; widening of existing roads
 - Section 503.1.A; construction of curbs
 - Section 503.2; construction of sidewalks
5. Windsor Township reserves the right to make additional comments.

Motion carried. Four votes yes.

B. AARON E. & RACHEL ECKERT – Final Minor Subdivision/Consolidation Plan #223280 by Group Hanover, Inc., along Meadow Hill Road & Cape Horn Road. (1/9/23)

Mr. Allison advised the purpose of the plan was to adjust the lot line between two properties that are owned by Mr. & Mrs. Eckert thereby removing the garage from the property along Cape Horn Road and adding it to their current property on Meadow Hill Drive. Due to lot coverage requirements the existing driveway leading to this garage will be removed.

Mr. Allison advised the following waivers were being requested:

- Section 502.2.J; widening of existing roads
- Section 503.1.A; construction of curbs
- Section 503.2; construction of sidewalks

Mr. Allison and Mr. Kraft reviewed their outstanding comments.

On the motion of Ms. Runkle and seconded by Mr. Moyer the waivers were recommended for approval. Motion carried. Four votes yes.

On the motion of Mr. Moyer and seconded by Ms. Runkle the plan was recommended for approval with the following outstanding comments:

1. A notarized statement stating the land owner's free consent of the shown land development plan shall be executed.
2. Signature of the Registered Land Surveyor responsible for the plan shall be executed.
3. The DEP "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.
4. Please revise the engineers signature block "2023".
5. Note #7 has a typographical error; "know" should be revised to "known".
6. Security must be posted in the appropriate amount to cover the costs related to removing the portions of the existing driveway and seeding.
7. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the BOS prior to plan approval. Approval dates must be provided on the plan.

- Section 502.2.J; widening of existing roads
- Section 503.1; construction of curbs
- Section 503.2: construction of sidewalks

8. Windsor Township reserves the right to make additional comments.

Motion carried. Four votes yes.

6. Solar Energy Discussion

Mr. Allison advised that staff has been doing some research in regards to developing an Ordinance to address Solar Energy Facilities (farms) within Windsor Township.

He advised that he has learned that most solar energy facilities are within 3 to 5 miles of a substation and typically a mile or less from a major transmission line. He advised that essentially 100% of Windsor Township falls within these parameters. He advised that the County classifies Solar Energy Facilities as systems that are 5 megawatts or greater and are usually on 30 or 50 plus acres.

Mr. Allison advised that we currently handle residential roof mount or ground mount systems through the issuance of a standard building permit which requires inspections to confirm compliance with state codes. He advised there are a few Ground Mount systems within the township but most property owners install roof mounted systems.

Mr. Allison advised that while doing research several questions have come up that need to be discussed.

1. Should solar facilities be permitted to extend across multiple continuous tracts?
2. Should solar facilities be restricted to industrial and agricultural zones and be permitted or restricted on Prime Agricultural Soils 1 through 3?

3. Are we comfortable with solar facilities on prime soils, in Commercial Zones or near residential zones?

Mr. Allison advised that prior to the next meeting he would put together a map showing the transmission lines and substations within Windsor Township.

Mr. Allison advised that he has discovered that it is thought that once these facilities are in the grid the grid will become dependent on the facility and the decommissioning of it would be unlikely.

There was a lengthy discussion. Ms. Runkle advised she likes restricting development on the Prime Agricultural Soils 1 through 3 and permitting in the Industrial Zone. Mr. Kurl felt that construction across contiguous parcels should not be permitted. Chairman Pilachowski felt facilities shouldn't be in Commercial Zones and should be away from Residential Zones. Ms. Runkle stated she thought we should concentrate on the Industrial Zone. Mr. Kurl thought it would be good to have a map to look at to determine if an overlay was the way to go. Mr. Moyer felt he would like to see a map as well.

Mr. Allison advised he would work on a map showing soils for the April meeting.

7. Plans to be 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 Mr. Pilachowski seconded by Mr. Kurl, plans 7A, 7B, 7C, 7D & 7E were tabled. Motion Carried. Four votes yes.

8. Planning Commission Comments – There were no comments.
9. The meeting of the Windsor Township Planning Commission adjourned at 7:02 P.M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Kipp D. Allison', with a long horizontal flourish extending to the right.

Kipp D. Allison
Secretary