

WINDSOR TOWNSHIP PLANNING COMMISSION
September 21, 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, Todd Kurl, Jim Vergos, Kim Moyer, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Jake Hebel (Gordon L. Brown & Assoc., Inc.), Kipp Allison and Teresa Miller.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no Public Comments.
4. On a motion from Mr. Vergos and seconded by Ms. Runkle the minutes of the May 18, 2023 meeting were approved. Motion carried. Five votes yes.
5. Plans to be discussed:

- A. KEITH F. DRUCK – Final Subdivision Plan #L-6119 by Gordon L. Brown & Assoc., Inc., along Bahns Mill Road. (7/31/23)

Mr. Hebel explained the purpose of this plan is to join two lots along Bahns Mill Road owned by Mr. Druck. He explained that Mr. Druck's home is on Lot 1 and Lot 2 is located behind Lot 1 and is landlocked.

Mr. Hebel advised that a Variance was granted in July 2023 to allow the two lots to be combined creating a lot size that does not meet the requirements of the Windsor Township Zoning Ordinance for the Agricultural zone.

Mr. Hebel advised waivers of Section 502.6.B for the widening of streets and Section 503.2.A for the construction of sidewalks were being requested. Mr. Hebel advised that the majority of Mr. Allison and Mr. Kraft's comments had been addressed and the only one's left were administrative.

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

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

1. Items outlined in Section 304.2.B.6 shall be included on the plan in tabular form.
2. The Owner Certification shall be signed and notarized.
3. Signature of the Registered Land Surveyor responsible for the plan shall be executed.
4. Please revise the proposed building setback lines.

Motion carried. Five votes yes.

- B. ERIC J. RIDDLE & KURT T. & CHRISTINE M. KESSLER – Final Subdivision Plan # L-5862 by Gordon L. Brown & Assoc., Inc. along Riddle Road & Mt. Pisgah Rd. (8/2/2023)

Mr. Allison advised that this plan was not ready for review. He advised that the engineer was still working on some changes. On the motion of Chairman Pilachowski seconded by Mr. Moyer, the plan was tabled. Motion carried. Five votes yes.

- 6. Solar Energy Discussion – Mr. Allison advised that a draft has been started but is not ready for review yet.
- 7. Stormwater Management Ordinance – Mr. Kraft advised that the existing Stormwater Management Ordinance needed to be revised to include some wording required by the Department of Environmental Protection (DEP) and some changes that were recommended by Staff.

Mr. Kraft highlighted the proposed changes. There was a lengthy discussion. On the motion of Ms. Runkle seconded by Mr. Vergos, the Ordinance was recommended for approval. Motion carried. Five votes yes.

- 8. 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 8A, 8B, 8C, 8D & 8E were tabled. Motion Carried. Five votes yes.

- 9. Planning Commission Comments – There were no comments.

10. The meeting of the Windsor Township Planning Commission adjourned at 6:55 P.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Kipp D. Allison". The signature is stylized, with the first letters of each name being prominent. A long horizontal line extends from the end of the signature to the right.

Kipp D. Allison
Secretary