

## WINDSOR TOWNSHIP PLANNING COMMISSION

November 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, Todd Kurl, Jim Vergos, Kim Moyer, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Lee Faircloth (Gordon L. Brown & Assoc., Inc.), Eric Riddle, Kipp Allison and Teresa Miller.

2. The Pledge of Allegiance was recited.
3. Public Comment – Mr. Moyer presented a service award to Chairman Pilachowski and thanked him for his 25 years of service to Windsor Township.
4. On a motion from Ms. Runkle and seconded by Mr. Moyer, the minutes of the September 21, 2023 meeting were approved. Motion carried. Five votes yes.
5. 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. Faircloth explained the purpose of the plan is to convey 21.4 acres to the neighboring property owned by Kurt & Christine Kessler and to realign the boundary lines for the remaining parcels. He advised that no improvements are being proposed.

Mr. Faircloth advised that waivers for plan sheet size, road widening and sidewalk & curb installation were being requested. On the motion of Mr. Vergos seconded by Mr. Moyer, the waivers were recommended for approval. Motion carried. Five votes yes.

Mr. Kraft reviewed outstanding comments. There was a brief discussion regarding building rights for the lots.

Mr. Allison reviewed outstanding comments. There was a brief discussion regarding setbacks within the Agricultural and Industrial zones.

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

1. Provide a table according to Section 201.4 for each lot's allowance of subdivision from the parent tract and assign rights to each proposed combined lot.
2. The Owner Certification shall be included on the plan.
3. Monuments and markers shall be set in all locations where new locations of the created lots or where existing locations were unable to be found.
4. Please revise the proposed building setback lines.
5. The net/gross acreages must be shown for the portion of the property that is zoned Agricultural (prior to subdivision) in order to calculate the number of available building lots available/left based on the agricultural slide sale.
6. The DEP "Request for Planning Waiver & Non-Building Declaration" must be approved prior to plan approval.

7. The following waivers of the Subdivision & 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 502.2.J; widening of existing roads
- Section 503.1; construction of curbs
- Section 503.2; construction of sidewalks
- Section 304.2.B; plan sheet size

Motion carried. Five votes yes.

6. Rezoning Request – 3320 East Prospect Road from C-N to R-1

Mr. Allison explained that this parcel had been included in a rezoning that took place in 2013 that changed it from Residential to Neighborhood Commercial. He advised that the property is currently for sale and the owners are having trouble selling it as Neighborhood Commercial. He further advised that the lot really isn't suitable for Neighborhood Commercial development and probably should not have been included in the 2013 rezoning.

On the motion of Mr. Vergos seconded by Mr. Kurl, it was recommended that the lot be rezoned Residential. Motion carried. Five votes yes.

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. Five votes yes.

8. Planning Commission Comments – There were no comments.
9. The meeting of the Windsor Township Planning Commission adjourned at 6:35 P.M.

Respectfully submitted,

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

Kipp D. Allison  
Secretary

