

## WINDSOR TOWNSHIP PLANNING COMMISSION

May 15, 2025

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, Todd Kurl, Brita Runkle, Kim Moyer, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller and Deanna Coble. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no comments.
4. On a motion from Mr. Vergos and seconded by Mr. Kurl, the minutes of the March 20, 2025 meeting were approved. Motion carried. Five votes yes.
5. Plans for Discussion

- A. KENSINGTON – Remaining Land Final Subdivision Plan #686.9A by Site Design Concepts Inc., 126 lots along Ness Road. (02/20/25)

Adam Anderson reviewed the plan. He advised Preliminary Plan had been approved and he was presenting the final plan for approval.

Mr. Anderson advised that a waiver of Section 502.5.C of the Windsor Township Subdivision Plan was being requested. He advised that one of the proposed streets is only 390'. On the motion of Mr. Kurl seconded by Mr. Vergos, the waiver was recommended for approval. Motion carried. Five votes yes.

On the motion of Mr. Kurl seconded by Mrs. Runkle, the plan was recommended for approval. Motion carried. Five votes yes.

- B. LITTLE CREEK FARMS, INC. - Preliminary/Final Subdivision Plan #1570.1 by Site Design Concepts Inc., 2 lots along Felton & Dull Roads (2/21/25)

Mike White advised the purpose of the plan is to adjust some lot lines on properties owned by Mr. Joines along Felton Road, Grove Road, Husson Road & Dull Road. He advised that no construction is being proposed.

Mr. White advised that the following waivers are being requested.

- Section 304.2.B; plan sheet size
- Section 305.2.B; plan scale
- Section 502.2.J; widening of existing roads
- Section 503.2; construction of sidewalks

There was a brief discussion regarding the requested waiver. On the motion of Mr. Vergos seconded by Mrs. Runkle, the waivers were recommended for approval. Motion carried. Five votes yes.

Mr. Kraft reviewed his outstanding comments.

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

1. Lot rights used and remaining shall be listed for both Parcel 95 and 104B.
2. A Riparian Buffer is required along all streams that traverse the parcels within the proposed subdivision and extend 75 feet from the top of the bank or to the floodplain limits.
3. The net and gross acreage for the items listed in Section 304.2.B.6 shall be included on the plan in tabular format.
4. The plan shall be drawn at a scale identified in the Ordinance on a 22" x 36" set of plan sheets.
5. Locations of all on-lot water supply and on-lot septic shall be noted on the plan.
6. The standard PennDot Highway Occupancy Permit note shall be added to the plan.
7. The notarized signature of the owners shall be added prior to final plan approval.
8. The plan shall have the signature and seal of the registered engineer or surveyor responsible for preparing the plan.
9. Clear sight triangles shall be included on the plan per Article 5.
10. Widening of the existing cartway of abutting streets to the subdivided land is required to the minimum widths specified in Section 502.6, per Section 502.2.J.
11. The abutting roadways have existing right-of-way widths, which are less than the minimum for the street classifications. Based on Section 502.6.B, additional right-of-way dedication to the Township meeting the minimum requirements of 50' right-of-way for Dull Road, Husson Road & Grove Road is recommended.
12. A waiver request for curbs has been indicated. However, curbs are only required in the Agricultural Zone if the proposed lot area is less than half an acre in size.
13. Sidewalks shall be installed on both sides of the street.

Motion carried. Five votes yes.

- C. SCOTT A. & JOLENE L. BRADY – Final Subdivision Plan # L-5947-1 by Gordon L. Brown & Assoc., Inc., 4 lots along Bethlehem Church Road & Grove Road & Felton Road (3/28/25)

Jake Hebel advised that he was here this evening to discuss some waivers for the proposed Subdivision Plan. He advised that the property owner want to make sure the waivers were approved prior to proceeding with the submission of the plan and its subsequent review.

Mr. Hebel advised that the following waivers were being requested:

- Section 502.6; road widening
- Section 503.2.A; construction of sidewalks
- Section 306.3; sewer facilities study

On the motion of Mrs. Runkle seconded by Mr. Moyer, the waivers of Section 502.6 and 503.2.A were recommend for approval. Motion carried. Five votes yes.

There was a lengthy discussion related to the connection to public sewer versus an on-lot septic system. Mr. Kraft recommended that perc/probe testing be done onsite to determine if there is a suitable site for an on-lot system before considering a low pressure system to pump the septic into the public sewer system. Mr. Kraft suggested approval of the waiver contingent on the results of on-site testing.

On the motion of Mr. Moyer seconded by Mr. Vergos, the waiver was recommended for approval contingent on the outcome of on-site testing. Motion carried. Five votes yes.

D. PROSPECT PLACE – Preliminary Land Development Plan #223045 by Triple Crown Corporation, 287 lots along East Prospect Rd., Freysville Rd, Country-By-Way & Mountain Rd. (10/1/24)

Joe Fortino provided an update on where they were in the process of completing the subdivision. He advised that documentation had been submitted for the Highway Occupancy Permit, NPDES Permit and they were still working on obtaining Sewer Capacity. There was a brief discussion regarding the closing of Mountain Road and the notification to the effected property owners.

Ben Heisey explained the purpose of the plan and advised that they were still working through the many comments they received from staff. Mr. Kraft reviewed some of his outstanding comments.

Mr. Heisey advised that two additional waivers are needed. They are as follows:

- Section 306.L; stormwater management plantings
- Section 306.N; level spreader

There was a brief discussion regarding the two requested waivers. On the motion of Mrs. Runkle seconded by Mr. Moyer the waiver for Section 306.L was recommended for approval.

On the motion of Mr. Kurl seconded by Mrs. Runkle the waiver of Section 306.N was recommended for approval on the condition that it was reviewed and approved by the Department of Environmental Protection.



Mr. Fortino advised that they are proposing to dedicate approximately 4 acres of land to the Township to be used as open space. There was a lengthy discussion regarding the open space, it's maintenance and would could be done with it.

On the motion of Chairman Pilachowski seconded by Mr. Vergos, the dedication of the open space was recommended to be rejected. Motion carried. Five votes yes.

There was no further discussion regarding the plan. On the motion of Chairman Pilachowski seconded by Mr. Kurl, the plan was tabled. Motion carried. Five votes yes.

6. Proposed Maximum Lot Coverages

Mr. Allison explained that at the March Planning Commission meeting the proposed lot coverages were discussed and established; however, the proposed changes were never voted on. On the motion of Mr. Kurl seconded by Mr. Vergos the proposed maximum lot covers were recommended for approval as discussed at the March 20, 2025 meeting. 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)
- F. WINDSOR PLAZA Preliminary/Final Land Development Plan #2020E89-003 by RGS Associates, Along Cape Horn Rd. (6/17/24)

On the motion of Chairperson Pilachowski seconded by Mr. Kurl, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion Carried. Five votes yes.

8. Planning Commission Comments – There was a brief discussion about the Windsor Township Community Center construction.
9. The meeting of the Windsor Township Planning Commission adjourned at 7:10 P.M.

Respectfully submitted,

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

Kipp D. Allison  
Secretary

CITIZENS PRESENT

May 15, 2025

Micah Paules  
Adam Anderson  
Jake Hebel  
Ben Heisey  
Joe Fortino  
Mickey Thompson  
Mike White

Site Design Concepts  
Site Design Concepts  
Gordon L. Brown & Assoc., Inc.  
R.J. Fisher & Assoc.  
Triple Crown  
Keystone Custom Homes  
Site Design Concepts