

WINDSOR TOWNSHIP PLANNING COMMISSION

October 17, 2013

1. The meeting of the Windsor Township Planning Commission was called to order at 6:02 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charles Wilson, Dean Heffner, J. LaRue Harvey, Kipp Allison, Teresa Miller, J. Michael Hess, P.E. (ARRO Engineering), Earl Hinton, Pat Hinton, Brian Hinton, Jeff Shank, P.E. (K. Eugene Shank, Inc.), Charlie Rexroth and Corey Rexroth.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the August 15, 2013 meeting were approved with a motion from Mr. Heffner seconded by Mr. Harvey. Motion carried. Four votes yes.
5. Plans submitted in October: There were no new plans submitted in October.
6. Emmanuel United Methodist Church Final Land Development Plan by K. Eugene Shank, Inc. for a 1,824 sq. ft. building for use as a preschool – Jeff Shank advised that this plan had been reviewed at the October staff meeting and that he has since addressed the comments and submitted a revised plan. Mr. Hess reviewed his outstanding comments for the plan. Mr. Allison questioned the existing stormwater controls shown on the plan. Mr. Shank advised that a trench was being installed to handle the stormwater from the sidewalk. Mr. Allison asked if the trench would be an open trench. Mr. Shank advised that it would not be an open trench but would have a minimum of 4” top soil. Mr. Allison asked if the 8” drain run being proposed would be big enough to accommodate the amount of sidewalk being installed. Mr. Hess advised that based on the width of the sidewalk he didn’t think any additional drainage would be needed.

Mr. Allison reviewed his outstanding comments. Mr. Allison advised that the Township would like to see a Water Usage Study done to determine if the proposed EDU usage is expected to increase or remain the same. Mr. Pilachowski asked why the church chose to add a modular unit to the property instead of building an addition. Mr. Shank advised that the cost to construct an addition was too expensive. Mr. Shank further advised that there would not be an increase in the water usage. The existing pre-school would be moving into the modular unit instead of operating out of the main building. There would be no expected increase to the number of children.

On the motion of Mr. Wilson seconded by Mr. Heffner the plan was approved with the following comments:

1. Professional signatures and seals should be provided prior to final plan approval.
2. Security must be posted prior to plan approval.

3. Finished floor elevation, contours, spot grades, flow arrows, and/or other information should be provided to demonstrate the sheet flow from the adjacent embankment is not directed into proposed building.
4. An agreement and funds must be posted as required for the Municipal Stormwater Maintenance Fund.
5. Owner information must be provided on the plan. In addition, the owner signature block must correspond with the provided owner information.
6. A Water Usage study must be provided to identify the potential usage figures for the proposed addition.

Motion carried. Four votes yes

7. Plans tabled in October:

- A. MIA BRAE INDUSTRIAL PARK – Preliminary/Final Land Development Plan #011231 by James R. Holley & Assoc., Inc., extension of Boxwood Road across Route 74 (Delta Road) (6/1/13) - On the motion of Chairman Pilachowski seconded by Mr. Wilson this plan along with 7B, 7C, 7D, 7E, 7F, 7G and 7H were tabled. Motion carried. Four votes yes.
- B. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road and Freysville Road (12/1/12) – For action on this plan see 7A.
- C. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12) - For action on this plan see 7A.
- D. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10) - For action on this plan see 6A.
- E. 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) - For action on this plan see 7A.
- F. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07) - For action on this plan see 7A.
- G. COOL COUNTRY PROPERTIES – Preliminary Subdivision Plan #060619, by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. (8/1/06) - For action on this plan see 7A.

H. CORA E. DELLER – Preliminary Subdivision Plan #060620, by James R. Holley & Assoc., Inc., 34 lots along Winterstown Road, Neff Road and Sinclair Road. (8/1/06) - For action on this plan see 7A.

8. Waiver inquiry for Charles Rexroth regarding the Shadow Ridge Final Subdivision Plan - Mr. Rexroth advised that he had purchased Lot #1 (156.59 acres) and wanted to be able construct a house on it. He further explained that due to the way the plan had been approved this was not possible. He explained that he was here to get the Planning Commission's feedback on possible waiver requests that would allow him to build on this lot. Mr. Allison explained that the original developer wanted to prevent having to do a perc and probe on Lot #1 so it was submitted for approval as a lot that would be used for Agricultural use only. Mr. Allison advised that Mr. Rexroth was aware he would need to submit a new subdivision plan for Lot #1.

Mr. Allison advised that when the original plan was approved a waiver was requested and granted allowing the number of lots that fronted on a public road to exceed the maximum number of 4. Mr. Allison advised that if Mr. Rexroth submitted a new subdivision plan requesting approval to construct a house on Lot #1 the Planning Commission would have to decide if they would be willing to again grant a waiver that would allow Mr. Rexroth to exceed the number of permitted lots fronting on a public road.

Chairman Pilachowski asked if this lot could be further subdivided. Mr. Allison advised yes, there are rights that go with the lot that would permit up to 25 lots if a future subdivision were done.

There was a brief discussion about the layout of this lot and access for future development. Mr. Heffner stated that he would want to see an agreement stating that no other houses could be built on the lot. Mr. Allison advised that because this was a single lot located in an Agricultural zone only one single family dwelling would be permitted. The Planning Commission members did not think allowing one additional driveway access would be a problem.

Mr. Allison advised the Planning Commission would also have to address the waiver requiring connection to public sewer. Chairman Pilachowski commented that the waiver was granted once before so likely it would just be extended to Mr. Rexroth as well. There was a brief discussion regarding connection to sewer.

Mr. Heffner made a recommendation that the Planning Commission upon submittal and approval of a subdivision plan from Mr. Rexroth, allow Lot #1 to front on the existing public roadway and not require the property be connected to public sewer. Mr. Harvey agreed.

9. Subdivision and Land Development Ordinance Amendment Discussion – Mr. Hess advised that all Articles had been reviewed. He advised that he had compiled and updated the changes that needed to be made and submitted it to Mr. Allison and County Planning for review. He advised that the next step was to hold some workshops to discuss minor details and make sure that all the regulations are consistent from one

section to the next. Mr. Allison advised he would get a draft to the Planning Commission as soon as possible for review at the November meeting.

10. Planning Commission Comments – There were no comments.

11. The meeting of the Windsor Township Planning Commission adjourned at 6:37 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer