

WINDSOR TOWNSHIP PLANNING COMMISSION

June 19, 2014

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, Paul Ilyes, Kipp Allison, Teresa Miller, John Klinedinst, P.E. (C.S. Davidson), Jeff Walker, Andy Barshinger (Site Design Concepts)

2. The Pledge of Allegiance was recited.
3. Public Comment – There was no public comment.
4. The minutes of the May 15, 2014 meeting were approved with a motion from Mr. Wilson seconded by Mr. Harvey. Motion carried. Five votes yes.
5. International Assoc. of Machinists & Aerospace Workers Revised Final Subdivision Plan# 428.4 by Site Design Concepts, Inc. – 2 lots along E. Prospect Road & Christensen Road.

Andy Barshinger advised he was here to present a revised version of the Final Subdivision Plan for the International Assoc. of Machinists & Aerospace Workers that was previously approved by the Planning Commission on March 20, 2014. He explained that the original plan was for five lots and the revised plan is only for two lots. He advised the three proposed commercial lots along E. Prospect Road were removed from the revised plan leaving only the new residential lot and the existing commercial lot. He advised the reason the commercial lots were removed was because they were unable to obtain a non-building waiver from the Pennsylvania Department of Environmental Protection (DEP). Mr. Wilson asked why DEP rejected the waiver. Mr. Barshinger advised that the waiver request was denied because they were proposing that the planning for the expansion of the sewer to the three proposed commercial lots along E. Prospect Road be postponed until the lots were developed. DEP regulations do not permit for the delayed planning. Mr. Walker advised that the plan had been updated to reflect the comments from the original submission. Mr. Klinedinst advised that there were no new comments.

Mr. Allison advised that this plan should be looked at as a new plan. He advised that when the original plan was reviewed by the Planning Commission the waivers for curbs and sidewalks was denied and the standard six month note was placed on the plan. Mr. Allison advised that because this was a new plan the Planning Commission should probably address those waivers again. He further advised that that Township's position on the waivers would be the same now as they were when the original plan was approved. He advised that the six month note was already added to the plan for the installation of sidewalks and curbs. Mr. Allison advised that since no improvements were being proposed the widening of Christensen would not be necessary.

Mr. Wilson made a motion to grant the waivers of Section 502.7 for the construction of curbs and of Section 502.10 for the construction of sidewalks. There was a brief discussion about adding the six month note to the plan requiring the installation of sidewalks & curbs upon notification from the Township. Mr. Ilyes asked if a

right-of-way was going to be obtained for a driveway off of Christensen Road to the proposed residential lot. Mr. Walker advised no, there was already access to that lot from Christensen Road. There was additional discussion regarding the waivers for curbs and sidewalks. The motion was seconded by Mr. Ilyes. Motion carried. Three votes yes. Mr. Heffner & Mr. Harvey were opposed.

Mr. Wilson made a motion to approve the plan as it has been submitted with the condition that all outstanding comments are addressed. The motion was seconded by Mr. Ilyes. There was additional discussion about the waivers for the installation of sidewalks & curbs. Mr. Heffner & Mr. Harvey felt that the standard six month note should be added to the plan to protect the Township from any future problems in getting them installed if necessary. Motion carried. Three votes yes. Mr. Heffner & Mr. Harvey were opposed.

6. Plans tabled:

- 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 6B, 6C, 6D, 6E, 6F, 6G and 6H were tabled. Motion carried. Five 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 6A.
- 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 6A.
- 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 6A.
- 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 6A.
- 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 6A.
- 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 6A.

8. Subdivision and Land Development Ordinance Amendment Discussion – Mr. Allison advised there was no update at this time.

10. Planning Commission Comments – Mr. Ilyes asked why the Planning Commission doesn't sign the plans anymore. Mr. Allison explained that when the Planning Commission approves the plans the copy they have in front of them is not the completed plan. In some cases things on the plan need to be changed or notes need to be added.

11. The meeting of the Windsor Township Planning Commission adjourned at 6:27 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer