

WINDSOR TOWNSHIP PLANNING COMMISSION
September 18, 2014

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, Charles Wilson, Dean Heffner, Paul Ilyes, Kipp Allison, Teresa Miller, John Klinedinst, P.E. (C.S. Davidson), Joshua George, P.E. (Site Design Concepts), Bill Briegel (Keystone Custom Homes)

2. The Pledge of Allegiance was recited.
3. Public Comment – There was no public comment.
4. The minutes of the June 19, 2014 meeting were approved with a motion from Mr. Wilson seconded by Mr. Heffner. Motion carried. Four votes yes.
5. Plans Submitted in September – There were no new plans submitted for discussion.
6. Laurel Vistas – Phase 2 & 3 Sketch Discussion

Mr. George advised he was here to present a sketch plan and get the Planning Commissions feedback for the development of the final phases of the Laurel Vistas Development. He briefly explained that the original plan and advised it was approved under the cluster-overlay provisions of the Township's previous Zoning Ordinance. Mr. George explained that Phase 1 is nearing completion and they are ready to move on to Phases 2 & 3, but have determined that these Phases as originally proposed cannot economically be completed. Mr. George explained that Keystone Custom Homes is looking to complete the construction of this development. He advised that Keystone Custom Homes is proposing a change from two additional Phases to one final Phase with a total of 13 additional building lots and a lot for open space. He advised they are proposing the development of this final phase be done in accordance with the regulations of the existing Zoning Ordinance and are not proposing it be developed under the original Cluster Overlay regulations.

Chairman Pilachowski asked about the large right-of-way identified on the sketch. Mr. George advised that was the electric line. He advised that the original plan was developed around that right-of-way and this plan would do the same.

Mr. Heffner asked who would be responsible for the open space. Mr. Briegel advised it was his belief that a Homeowners Association would maintain it.

Mr. Wilson asked if the proposal was for single family homes. Mr. George advised yes.

Mr. Heffner asked if the larger lots would be serviced by on-lot septic systems. Mr. George advised that sewer connections had not been determined yet however, he thought grinder pumps would probably be needed based on the location and the availability of public sewer. However, the proposed lots would be connected to public sewer.

Chairman Pilachowski asked where the access to Lot 1 was. Mr. George advised that the existing "stubbed" access on Azalea Drive at the Windsor Road entrance would likely be

converted to be used for access to this lot. Mr. Ilyes asked about the small section of land associated with Lot 2 that appears on the south side of the existing “stubbed” area and questioned why it wasn’t just added to Lot 1. Mr. George advised that the requirements for road frontage prevent the small section from being added to Lot 1. Mr. George also commented that they may be able to move the lot lines around a little to try to incorporate the small section of property into Lot 1. Chairman Pilachowski also asked about snow removal and how it would be handled when the plows push the snow eastward on Azalea Drive. He questioned how we would be able to keep the snow from being pushed into the driveways of Lots 1 & 2. Mr. Allison advised that would be something that would have to be worked out with the Public Works department to create a location to push the snow.

Mr. Klinedinst reviewed his comments for the plan.

1. Lots 9 & 10 don’t meet minimum lot size.
2. Lots 8, 9 & 10 don’t meet minimum lot width.
3. The proposed cul-de-sac on Gardenia Drive is too long and will require a waiver.
4. The turnaround of the cul-de-sac doesn’t meet regulations and will require a waiver. Doesn’t meet radius of the cartway or the right-of-way.
5. A request to remove the age restriction should be submitted or a note placed on the plan.
6. Zoning Ordinance limits the number of lots on a cul-de-sac to 10. A variance would be needed.

Mr. Klinedinst stated that he felt the plan basically looks good as it is proposed.

Mr. Ilyes questioned a small triangular section proposed as part of Lot 4 that fronts on Gardenia Drive. There was a brief discussion about the lot and why it was deemed part of Lot 4. Mr. Allison advised that the number of homes on the cul-de-sac definitely needs to be addressed. Mr. Allison advised that he would review the old Zoning Ordinance to determine when the change limiting the number of houses on a cul-de-sac was made in relation to the submittal of the Subdivision Plan. Mr. George advised their intention for this plan is to present it under the current ordinance but if there is an issue they would review the possibilities of submitting under the previous ordinance. Mr. Klinedinst commented that he understands obtaining a Variance to allow the additional homes on the cul-de-sac is an issue for Keystone Custom Homes but he feels that the sketch as it has been presented is a good. Further review was necessary to determine the next steps. Keystone Custom Homes may need to re-visit the original modification approved under the cluster overlay.

Chairman Pilachowski asked where the access to the open space would be. Mr. Klinedinst advised there is an access showing on the sketch on Gardenia Drive.

Mr. Wilson asked if the cul-de-sac could be enlarged. Mr. George advised he could look into enlarging the cul-de-sac.

Mr. Allison reviewed his comments.

1. Obtain exact calculations for open space.
2. Lot 180 is not properly noted as open space.
3. Lot 7 is too small.

Mr. Allison also advised that he thought the proposed Sketch plan is good. Mr. Allison asked if any new stormwater management was being proposed. Mr. George advised they still need to review the stormwater management but did not think that any additional stormwater will be needed other than on-lot controls for Lots 1 & 2 due to their size. Mr. Briegel advised Keystone Custom Homes test drilled the site last year and he felt confident there were spots on these lots that on-lot stormwater management could be achieved.

Mr. George advised that he would review the comments and readdress the Planning Commission at their next meeting with the recommended changes.

Mr. Ilyes asked if Gardenia Drive could be looped around to make it a through street instead of a cul-de-sac. Mr. George advised the grade of the land is too great.

Mr. Klinedinst suggested the topography be added to the sketch plan to give a better idea of what the grade in this area is like. Mr. George agreed.

Chairman Pilachowski asked Mr. Allison to include his findings in regards to the ordinance change regarding the cul-de-sac with the Planning Commission packets for next month's meeting. Mr. Allison advised he would include his findings.

7. 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 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 7A.

- 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. Subdivision and Land Development Ordinance Amendment Discussion – Mr. Allison advised there was no update at this time.
10. Planning Commission Comments – There were no comments.
11. The meeting of the Windsor Township Planning Commission adjourned at 6:35 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer