

WINDSOR TOWNSHIP PLANNING COMMISSION
October 15, 2015

1. The meeting of the Windsor Township Planning Commission was called to order at 6:03 P.M. by Chairman Pilachowski.

Present at the meeting were Jerry Pilachowski, Charles Wilson, Dean Heffner, J. LaRue Harvey, Paul Ilyes, Jennifer Gunnet, Kipp Allison, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Blaine Markel (James R. Holley & Assoc., Inc.), John Klinedinst (C.S. Davidson, Inc.)

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of September 17, 2015 meeting were approved with a motion from Mr. Wilson seconded by Mr. Ilyes. Motion carried. Five votes yes.
5. 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)

Mr. Markel reviewed the plan. He advised they had met with the Red Lion Borough Council and they approved of the proposed waivers. However, the Red Lion Borough Planning Commission has not yet made a recommendation on the plan. Therefore, the Borough Council has not taken any action either. He advised that they are requesting a favorable recommendation of the plan to proceed with the proposed private improvements with this Land Development plan.

Mr. Markel reviewed the outstanding comments from Mr. Kraft and advised that all the outstanding comments would be addressed. Mr. Allison had no additional comments to discuss. On the motion of Mr. Wilson seconded by Mr. Harvey the plan was recommended for approval with the condition that the Red Lion Borough Council must approve the plan prior to Board of Supervisor approval and the following outstanding comments be addressed:

1. The owner's notarized signature should be added to the plan prior to final approval.
2. Financial security must be provided for the proposed improvements.
3. Approval from all public utilities shall be noted on the plans.
4. All lot markers and building setback lines shall be labeled on the plan set in conformance with Section 303.2.n and Section 303.3.o. Building setback lines shall be shown along the frontage of the proposed Boxwood Road extension. If no lot marker or monuments have been located along any property boundary a lot marker or monument shall be placed in conformance with Section 503, unless a waiver of this requirement is granted.
5. The curb radii at intersections shall be labeled on the plan.
6. Complete proposed surface elevations shall be shown for all storm sewer profiles.
7. The applicant is required to pay a fee, to be determined by the Township, to the Municipal Stormwater Maintenance Fund.

8. The Windsor Township Fire & Rescue Association must approve the proposed fire hydrant layout prior to final plan approval. Please submit a single sheet identifying hydrant locations.

Motion carried. Five votes yes.

6. Plans tabled:

- A. 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) – On the motion of Chairman Pilachowski seconded by Mr. Heffner this plan along with 6B, 6C, 6D, 6E & 6F were tabled. Motion carried. Five votes yes.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.

7. Planning Commission Comments – There were none.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:15 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer