

WINDSOR TOWNSHIP PLANNING COMMISSION
June 16, 2016

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

Present at the meeting were Charles Wilson, Dean Heffner, Paul Ilyes, Kipp Allison, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Brent Spyker

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of March 17, 2016 meeting were approved with a motion from Mr. Heffner seconded by Mr. Ilyes. Motion carried. Three votes yes.
5. BRENT E. & JULIE M. SPYKER – Final Subdivision Plan #16028 by Shaw Surveying, Inc., 1 lot along Craley Road (5/16/16)

Mr. Allison explained that the purpose of the plan was to combine three (3) lots into one lot and demolish the home currently located on Lot 1. Mr. Wilson questioned the condition of the house. Mr. Spyker advised the house was dilapidated and it was not financially feasible to try to fix it.

Mr. Allison and Mr. Kraft reviewed their comments. On the motion of Mr. Ilyes seconded by Mr. Heffner, the plan was recommended for approval with the following comments:

1. The Department of Environmental Protection “Request for Planning Waiver & Non-Building Declaration” must be approved prior to plan approval.
2. Remove Note #10 and the reference to the easement proposed across the Wise property.
3. Please remove two (2) lines from the Planning Commission’s Signature lines.
4. Please print the owner’s respective names under their signature lines.
5. The plan shall include a notarized signature statement to the effect that the applicant is the owner of the land proposed to be developed and the land development shown on the preliminary plan is made with the applicant’s free consent.

Motion carried. Three votes yes.

Mr. Heffner commented that the house Mr. Spyker was intending to demolish would be a good location for the Fire Department to use for training purposes prior to Mr. Spyker demolishing it. Mr. Spyker advised he didn’t have a problem with that and was willing to talk to the Fire Department regarding this. Mr. Allison offered to contact the Fire Department and provide them with Mr. Spyker’s name & phone number.

6. Plans tabled:

- A. CHARLES REXROTH – Final Land Development Plan #3578-15-01 by TeamAg., Inc., for proposed Turkey Barns along Elfner Road (5/18/16) – On the motion of Mr. Heffner seconded by Mr. Ilyes this plan along with 6B, 6C, 6D, 6E, 6F & 6G were tabled. Motion carried. Three 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.

7. Planning Commission Comments – There were none.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:13 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer