

WINDSOR TOWNSHIP PLANNING COMMISSION
September 15, 2016

1. The meeting of the Windsor Township Planning Commission was called to order at 6:00 P.M. by Vice Chairman Wilson.

Present at the meeting were Charles Wilson, Todd Kurl, Paul Ilyes, Kipp Allison, Teresa Miller, Christopher Kraft, P.E. (C.S. Davidson, Inc.), John Runge (Gordon L. Brown & Assoc), Steve Olkowski

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of June 16, 2016 meeting were approved with a motion from Mr. Ilyes seconded by Mr. Wilson. Motion carried. Three votes yes.
5. RED LION SALVAGE, LLC & STEPHEN E. OLKOWSKI – Final Subdivision Plan # L-5639 by Gordon L. Brown & Assoc., Inc., combine 4 lots along Craley Road

Mr. Runge explained the purpose of the plan was to combine 4 lots into 1 lot. Mr. Runge reviewed the outstanding comments from Mr. Kraft.

Mr. Runge advised the following waivers are being requested:

1. Waiver of Section 503.1 for the construction of curbs along Craley Road. Vice Chairman Wilson asked if there were any curbs and sidewalks nearby. After a brief discussion it was determined there were no curbs or sidewalks nearby. On the motion of Mr. Ilyes seconded by Vice Chairman Wilson the waiver was granted. Motion carried. Three votes yes.
2. Waiver of Section 503.2 for the construction of sidewalks along Craley Road. On the motion of Mr. Ilyes seconded by Vice Chairman Wilson the waiver was granted. Motion carried. Three votes yes.

On the motion of Mr. Ilyes seconded by Mr. Kurl the plan was recommended for approval with the following comments:

1. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval.
 - Section 503.1; Construction of curbs along Craley Road.
 - Section 503.2; Construction of sidewalks along Craley Road.
2. A clear site triangle and sight distances of the access driveway shall be added to the plan.
3. The materials for permanent reference monuments shall be shown on the plan.

Motion carried. Three votes yes.

Mr. Runge questioned the requirement for the 150' clear site triangle advising Mr. Olkowski had concerns about losing too much of his parking space along Craley Road and the existing driveway with such a large clear site triangle requirement. There was a lengthy discussion regarding the requirements of the Subdivision and Land Development Ordinance and the Zoning Ordinance in relation to the required clear site triangle. It was determined that additional discussion at the October Planning Commission meeting would need to take place to further determine what the appropriate clear site triangle should be.

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) – There was a brief discussion regarding reviewing and approving the requested waivers for this plan. Mr. Ilyes recommended tabling the plan since there were no representatives present to discuss the waivers. On the motion of Vice Chairman Wilson seconded by Mr. Kurl 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 – Vice Chairman Wilson welcomed Mr. Kurl to the Planning Commission.

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

Respectfully submitted,

Kipp D. Allison
Zoning Officer