

**WINDSOR TOWNSHIP PLANNING COMMISSION**  
**May 18, 2017**

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 Chairman Jerry Pilachowski, Charles Wilson, Todd Kurl, Dean Heffner, Paul Ilyes, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Teresa Miller

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of January 19, 2017 meeting were approved with a motion from Mr. Wilson seconded by Mr. Heffner. Motion carried. Five votes yes.
5. COOL COUNTRY PROPERTIES – Preliminary Subdivision Plan #060619 by James R. Holley & Assoc., Inc., 32 lots along Snyder Corner Road. (8/1/06)

Mr. Allison advised that notification had been received to withdraw this plan.

6. Rezoning of 240 Holtzapple Road

Mr. Allison advised that a formal request had been received from the property owner requesting that this property be rezoned from Low Density Residential (R-1) to General Commercial (C-1). Mr. Allison advised the property was recently purchased by Mr. McKinsey who owns Rivers Trucks which is the property directly to the West of this parcel.

Mr. Wilson questioned whether the neighbors next to this property are aware this property could be rezoned. Mr. Allison advised no but they would need to be notified if a recommendation was made to proceed with the rezoning.

Mr. Kurl asked if a buffer would be required. Mr. Allison advised yes, but at this time there is no proposed development for this property.

Chairman Pilachowski asked if there were future plans for this property. Mr. Allison advised that Mr. McKinsey had expressed some interest in expanding one of his existing buildings and would need this property in order to do so. He advised that Mr. McKinsey at this time was just interested in seeing if the Township would be interested in rezoning.

Mr. Wilson asked if the Township would be interested in rezoning the neighboring property at 220 Holtzapple Road. Mr. Allison advised he didn't think rezoning both was a bad idea, but doing so would create a non-conforming use.

Mr. Ilyes asked if the deed for this property would be transferred into the tract that Mr. McKinsey already owns. Mr. Allison advised yes, that after discussions with Gordon Brown & Associates, Inc. regarding future development this tract would need to be added

to Mr. McKinsey's existing property. He advised that Mr. McKinsey has also purchased other neighboring properties.

Mr. Wilson questioned the possibility of access this property from the South side and if Met-Ed would allow construction of any type within the existing Met-Ed easement to lie to the South. Mr. Kurl advised that he thought that Met-Ed probably would not have a problem with a driveway/road being constructed across the easement.

Mr. Kurl asked if Mr. McKinsey's existing tract meets existing guidelines within the existing Ordinance. Mr. Allison advised that he thought that it did meet the existing guidelines except for possibly the rear parking lot area.

Mr. Kurl advised he had concerns regarding only rezoning the lot at 240 Holtzapple Road and not 220 Holtzapple Road as well. Mr. Allison advised the Mr. McKinsey wanted to purchase the property at 220 Holtzapple Road but missed the auction so the property was just recently sold to individuals that are residing in the home.

Mr. Allison advised the Planning Commission that if they did not feel comfortable recommending the rezoning they could request the property owner come before the Planning Commission so they could ask questions and address any concerns.

There was a brief discussion. Mr. Ilyes advised he was not opposed to making a recommendation. Mr. Wilson advised that he thought both lots should be rezoned. There was a brief discussion regarding potentially increased commercial traffic on Holtzapple Road in the future should both properties be rezoned.

On the motion of Mr. Kurl seconded by Mr. Wilson a recommendation was made to proceed with the rezoning of 240 Holtzapple Road from R-1 to C-1. Motion carried. Five votes yes.

7. 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)

Mr. Allison advised there have been conversations with the potential Developers and contractors but nothing has been submitted to proceed. He advised they are still looking for someone to finance.

B. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12) – See 7A for an update on this plan.

C. KENSINGTON – Preliminary Phase 2 & 3 Subdivision Plan #2005332-069 by RGS Assoc., 229 lots along Ness Road. (5/1/10)

Mr. Allison advised they were looking o proceeding with the NPDES permit for this plan which could take anywhere from a year to 18 months.

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)

Mr. Allison advised that there has been some discussion with the Developer. He advised the developer was looking to possibly reduce the number of units that were originally proposed a possibly construct bigger units but at this time the developer doesn't know if that is economically feasible.

E. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)

Mr. Allison advised he has not received any updates on this plan.

On the motion of Chairman Pilachowski seconded by Mr. Wilson plans 7A, 7B, 7C, 7D and 7E were tabled. Motion carried. Five votes yes.

7. Planning Commission Comments – Mr. Wilson advised that the property located on Freysville Road, just North of East Prospect Road on the West Side was recently sold by Sotheby's Realty.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:38 P.M.

Respectfully submitted,

Kipp D. Allison  
Zoning Officer