

WINDSOR TOWNSHIP PLANNING COMMISSION

June 20, 2013

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, Charlie Wilson, Dean Heffner, J. LaRue Harvey, Kipp Allison, Teresa Miller, J. Michael Hess, P.E. (ARRO Engineering) and John Runge, P.E. (Gordon L. Brown & Assoc., Inc.).

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no public comments.
4. The minutes of the May 16, 2013 meeting were approved with a motion from Mr. Wilson seconded by Mr. Harvey. Motion carried. Four votes yes.
5. Plans submitted in June: Mia Brae Industrial Park Preliminary/Final Land Development Plan. On the motion of Mr. Heffner seconded by Mr. Wilson the plan was tabled.
6. Plans tabled in June:
 - 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. On the motion of Chairman Pilachowski seconded by Mr. Heffner this plan along with 6B, 6C, 6D, 6E, 6F and 6G were tabled.
 - B. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road. For action on this plan see 7A.
 - 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.
 - G. 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 6A.

7. Waiver Modification request regarding setbacks between mobile homes – Mr. Runge advised he is requesting a waiver of Section 611.1 of the Windsor Township Subdivision and Land Development Ordinance as it relates to the setbacks for the erection and placement of mobile homes. Mr. Runge advised the Mr. Robert Barton would like to place a double wide mobile home on a lot previously occupied by a single wide mobile home in the Crestview Mobile Home Park that would encroach on the side yard setback. He advised that the double wide would be able to meet the 30' setback on one side but could only meet 24' on the other side. Mr. Runge advised he was under the impression that the Township would be reviewing the setback minimum for mobile home parks as part of the Subdivision and Land Development Ordinance amendments. Mr. Allison advised that the trouble with trailer parks is that as older mobile homes are replaced with new mobile homes the sizes of the homes are getting bigger. He further confirmed that the current setbacks are to be reviewed in the future and possibly amended. Mr. Allison advised if the setback were reduced it would have to be noted that no porches or decks could encroach in the setback. Mr. Runge advised that the installation of the mobile home in question did not have a porch or deck on the side that would encroach into the setback. On the motion of Mr. Heffner seconded by Mr. Wilson the waiver was granted. Motion carried. Four votes yes.
8. Subdivision and Land Development Ordinance – Article 5 – Mr. Hess advised he met with the staff to discuss street types and widths. The results of their discussion shown in Section 502.6.b of the Article 5 draft show that the right-of-way for Collector streets is 60' and the cartway is 32'. The right-of-way for local roads is 50' and the cartway is 28'. Mr. Hess explained how the cartway was measured. Mr. Hess asked if there were any objections or questions about the figures shown. There were no objections or questions.

Mr. Hess advised that at the recent staff meeting the requirement for the 6-month note on plans for curbs and sidewalks was discussed. The staff felt that plans with 4 or less lots or small subdivisions that were 1000' or more from existing curbs and sidewalks would be permitted to automatically add the 6 month note to the plan without first requesting a waiver. He advised that this would apply to residential lots, commercial lots and lots of ½ acre or less. Mr. Hess suggested that Commercial lots be required to add the 6-month note. There were no objections. Mr. Wilson commented that he felt that the 4' sidewalks should mark the edge of the existing right-of-way, so the property owner would know that the right-of-way ended at the back edge of their sidewalk.

Mr. Hess reviewed the width requirements for access drives. He advised the width for access drives with two lanes of traffic is 28 feet and the width for one lane of traffic is 14 feet. He asked if there were any objections to the proposed width. There were no objections.

Discussion continued regarding requirements to connect to public water and sewer. Mr. Hess felt the decision made at the last meeting would require a developer to connect to existing water and sewer for any new lots that fell within an area in which an extension is proposed with 5 years. The sewer lines would need to be installed but would not be

connected until the proposed sanitary sewer extension was installed within 1000'. Mr. Harvey, Mr. Heffner & Mr. Pilachowski all agreed that this is how the ordinance should be written. Mr. Wilson disagreed. Mr. Wilson felt that making all developments no matter the size connect was not necessary. Mr. Allison commented that in past years smaller subdivisions of 2 or 3 lots have obtained waivers to prevent them from having to connect to public sewer.

Mr. Hess suggested that the RR and Ag. Zones could be excluded from the connection requirements since in these areas the lots are usually larger and could accommodate an onsite septic system. Mr. Wilson and Mr. Pilachowski felt excluding these two zones was a good idea. Mr. Harvey and Mr. Heffner disagreed. Mr. Allison commented that he didn't see a problem with excluding the RR and Ag. Zones. The majority agreed to exclude the RR and Ag. Zones for water and sewer connections.

Mr. Wilson questioned the 50' width requirements for the pole on a flag lot. He felt this was too large. Mr. Hess advised the size could be reduced because the cartway width would still provide a buffer from property lines. Mr. Allison advised that 50' was standard. Mr. Harvey, Mr. Heffner and Mr. Pilachowski agreed the width should remain 50'.

Mr. Allison advised he had received a list of questions/comments from Mr. Ilyes who was unable to attend this evenings meeting. Mr. Allison reviewed all of Mr. Ilyes concerns. There was a lengthy discussion regarding emergency access requirements. Mr. Allison felt that the Township should not allow construction to begin in developments with greater than 10 lots without the developer proposing two points of access. Mr. Allison also suggested that the gross floor area of 15,000 sq. ft. be increased to 20,000 sq. ft. for non-residential development. Mr. Hess suggested that a minimum area be set as well. Mr. Allison agreed but suggested they look at the neighborhood commercial zone to see what would correspond.

9. Planning Commission Comments – Mr. Allison advised that both Zoning Hearing cases scheduled to be heard in the month of June have been withdrawn.

10. The meeting of the Windsor Township Planning Commission adjourned at 7:25 P.M.

Respectfully submitted,

Kipp D. Allison
Zoning Officer