

## WINDSOR TOWNSHIP PLANNING COMMISSION

August 21, 2025

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, Todd Kurl, Brita Runkle, Kim Moyer, Christopher Kraft, P.E. (C.S. Davidson, Inc.), Kipp Allison, Deanna Coble and Teresa Miller. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. Public Comment – There were no comments.
4. On a motion from Mr. Vergos and seconded by Mr. Kurl, the minutes of the July 17, 2025 meeting were approved. Motion carried. Five votes yes.
5. Plans for Discussion

- A. WILLIAM N. & LAURA S. FAY & JOHN P. & JANET F. STONE – Preliminary/Final Subdivision Plan #2025-025, 4 lots along White Oak Road (6/2025)

Josh Myers advised that following the July Planning Commission, the plan was revised based on comments from the Planning Commission and the denial of requested waiver of Section 505.4.D related to number of lots that can be created on a Township road.

Mr. Myers advised that the lot lines have been adjusted and instead of creating 4 lots as previously proposed the plan is now only proposing 3 lots

Mr. Allison and Mr. Kraft reviewed their outstanding comments.

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

1. Revise proposed building setback lines.
2. Correct Section numbers on cover sheet for the following waivers:
  - Section 304.2.B.17; provide existing contours at 10' intervals
  - Section 502.2.J; widening of existing roads
  - Section 507.2; extend/connect to public water
3. Provide height of the tower/antenna. Per Section 418, the setback is based off of the height of the tower/antenna plus 15'.
4. Revise the Engineer's signature block to state "Reviewed by".
5. Add "Deceased" to subdivision title
6. Remove "Streets shown hereon are tendered...".
7. Note #9 – Remove Lot 7

8. Correct Maximum Coverage:

- Single Family Dwelling – 30%
- Agricultural – 20%

9. Site Data & Proposed Lot Coverage – Remove Lot 7

10. Windsor Township reserves the right to make any additional comments.
11. A copy of the utility easements shall be provided to the Township, and the plans shall note any restrictions associated with the easements.
12. The notarized signature of the owners shall be added prior to final plan approval.
13. Switch reference to County and Commonwealth on Notary Certification.

Motion carried. Five votes yes.

6. Proposed Data Center Ordinance

Attorney Sharnetzka advised that he had been approached by Elysian Partners, LLC regarding a draft Data Center Ordinance. He advised that he reviewed the Draft Ordinance that was being presented and commented that it was preferred that a Data Center be a use that is allowed by right and not a Special Exception.

Chairman Pilachowski reviewed the ordinance.

Mr. Vergos asked if handicap parking would be included in determining required parking spaces. Mr. Allison advised that the Zoning Ordinance addresses what parking spaces are required and would require handicap spaces be installed.

Mrs. Runkle advised she had reviewed the proposed ordinance and had a few comments. They were:

1. Look into Server Farms to determine if they should be included in the ordinance.
2. Look into requiring a closed unit cooling system.
3. Setbacks should be increase from residential zones and uses.
4. Determine setbacks for ground units
5. Change wording in Section 3, Paragraph 9 to state that “Upon written receipt of a noise complaint, the Township “Shall” require noise level testing by a qualified acoustical engineer retained by the Township”.

The floor was opened up for attendees to speak. Numerous attendees spoke and advised their concerns regarding lot sizes and permitted coverage, restricting to Industrial Zone, water contamination, water usage, health issues, stormwater runoff, surveillance and drones, noise, lighting, fire safety, setbacks, pollution, farm land preservation, distance from Red Lion Municipal Authority’s reservoir, and electrical usage.

Mr. Allison advised that he has noted all of the concerns that were mentioned this evening and will look into each concern while developing an ordinance. He advised that this Ordinance is a proactive attempt to get regulations in place in the event a Data Center is proposed.

7. Plans to be tabled:

- A. 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)
- B. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)
- C. HOWARD/SNOOK PROPERTIES WEST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 292 lots along East Prospect Road, Stonewood Road & Freysville Road (12/1/12)
- D. HOWARD/SNOOK PROPERTIES EAST – Preliminary Subdivision Plan #120817 by James R. Holley & Assoc., Inc., 61 lots along Freysville Road (12/1/12)
- E. BROOKFIELD CROSSING (Resubmission) – Preliminary Subdivision and Land Development Plan #2006-16A by Johnston & Assoc., Inc., 98 lots along Smith Road (11/7/17)
- F. WINDSOR PLAZA Preliminary/Final Land Development Plan #2020E89-003 by RGS Associates, Along Cape Horn Rd. (6/17/24)

On the motion of Chairperson Pilachowski seconded by Mr. Kurl, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion Carried. Five votes yes.

8. Planning Commission Comments – There were no comments.

9. The meeting of the Windsor Township Planning Commission adjourned at 8:31 P.M.

Respectfully submitted,



Kipp D. Allison  
Secretary

# CITIZENS PRESENT

August 21, 2025

Josh Myers  
Paul & Joyce Ilyes  
Jim Buckingham  
Janet Schlotzhauer  
Kathy Hopkins  
Gerald Buckingham  
Kevin Brown  
Charles & David Scott  
Gerry & Melissa Bailey  
Tina Baker  
Anne Walko  
Dan Hoerr  
Christine Emma  
Helen Spangler  
Jennifer Scott  
Susan Thompson  
Cliff & Yvette Engle  
Levi Shultz  
Levi S. Esh, Jr.  
Janda Wright  
Titus & Judy Tracy  
James & Joan Hammers  
Wesley & Katelyn Mummert  
Troy & Jessica Engle  
Adam Inch  
Nicole Shultz  
Lonnie Dettinger  
Mark Roberts  
Daron Smith  
Atty. Craig Sharnetzka

Shaw Surveying  
65 Kendale Road  
35 White Oak Road  
35 White Oak Road  
1185 Brook Lane  
1365 Burkholder Road  
Elysian Partners, LLC  
191 White Oak Road  
575 Windsor Road  
White Oak Road  
155 Chatham Lane  
Patterson Avenue  
Patterson Avenue  
3870 Mt. Pisgah Road  
317 Eckert Road  
2176 Windsor Road  
5 Valley View Drive  
810 White Oak Road  
275 White Oak Road  
2215 Freysville Road  
320 White Oak Road  
2190 Freysville Road  
White Oak Road  
60 White Oak Road  
635 S. Pleasant Avenue  
60 White Oak Road  
324 Pleasant Corner Court  
120 Fairfax Road  
2467 Freysville Road  
CGA Law Firm