

WINDSOR TOWNSHIP PLANNING COMMISSION

September 18, 2025

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

Present at the meeting were Jerry Pilachowski, Jim Vergos, 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 Mrs. Runkle, the minutes of the August 21, 2025 meeting were approved. Motion carried. Four votes yes.
5. Plans for Discussion

- A. JEFFREY A. & KATHY S. WALKER – Final Subdivision Plan #L-6306 by Gordon L. Brown & Assoc., Inc., along East Prospect Road. (08/01/25)

Zane Williams advised the purpose of the plan is to subdivide Lot 2A from Lot 2 and add it to Lot 1 resulting in a total of 2 lots. He advised that no improvements are proposed at this time.

The following waivers are being requested:

- Section 304.2.B & 305.2.B; Sheet size and scale
- Section 503.1.A; Construction of curbs
- Section 503.2.A; Construction of sidewalks

On the motion of Mrs. Runkle seconded by Mr. Moyer, the waivers were recommended for approval. Motion carried. Four votes yes.

On the motion of Mrs. Runkle seconded by Mr. Moyer the plan was recommended for approval with the following comments:

1. Building setback lines shall be shown on the plan.
2. Plan shall show all existing watercourses within the properties. A Conservation Easement shall be provided over the 75' Riparian Buffer. A second watercourse appears to be along the soil boundary line on Lot 2 extending to the driveway.
3. The Certificate of Ownership shall be signed and notarized prior to approval.
4. The plan shall have the registered engineer's name, seal & signature.
5. Revise Site Data Table to remove the reference to "Agricultural Use", the site does not meet the minimum standards for an Agriculture use.

6. The following waivers must be requested and obtained prior to final plan approval:
 - Section 304.2.B & 305.2.B; Sheet size and scale
 - Section 503.1.A; Construction of curbs
 - Section 503.2.A; Construction of sidewalks
7. The Site/Zoning Data Table should be revised to reference and reflect the lots being proposed, not the specific zoning.
8. Clear site triangles shall be added to the access point on combined lots 1 & 2A.
9. The provided net and gross acreage differ significantly from the first plan submission. Please verify if the new proposed figures are accurate.

Motion carried. Four votes yes.

- B. PROSPECT PLACE, PHASE 1 – Final Subdivision & Land Development Plan #223045 by R.J. Fisher & Assoc., Inc., 287 lots along East Prospect Road, Freysville Road, Mountain Road, Country-By-Way & Stonewood Road. (8/01/25)

Mr. Heisey advised that this plan proposes 60 Single family homes, 2 Estate Lots & 2 open space lots for the construction of stormwater basins. He advised that this phase would include the road improvements that would connect to East Prospect Road and Mountain Road. He further advised that they are still working with the Department of Environmental Protection and the Conservation District. There was a brief discussion.

Mr. Moyer asked if all the neighboring residents along Mountain Road had been contacted yet. Mr. Fortino advised that yes, the neighbors had been contacted. He advised that the Township Solicitor is in the process of creating agreements for the neighbors.

Mr. Fortino advised that they are hoping to have their NPDES permit by the end of the year and be able to start construction by the Spring of 2026. They will be moving utility poles first and then begin the work on the development.

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

1. Landscaping requirements shall be determined at the time of Building Permit issuance.
2. The following information shall be shown on the plan:
 - a. The Certificate of Ownership shall be signed & notarized by the owner or individual who has legal authority by all parties.
 - b. Provide the engineer's dated signature and seal prior to plan approval.
 - c. An estimate of financial guarantee shall be provided to be reviewed and assist in the establishment of said guarantee prior to plan approval.

3. Public security shall be provided for all of Phase I improvements.
4. PA DEP approval of the sewer planning module is required prior to plan approval.
5. The PA DEP NPDES permit shall be issued prior to plan approval.
6. All intersections with state routes and improvements to state routes shall be subject to the approval of PennDOT prior to final plan approval. A copy of the approved permit, plans, and documentation shall be provided to the Township for their records.
7. Country-By-Way is to be disconnected during this phase of construction without an alternative route or cul-de-sac being established. Legal Councils are working through the details of this alteration through a developer's agreement. The agreement shall be finalized prior to plan approval. Consideration shall be given to both the timing of curbing installation at the western side of Country-By-Way and adding "No Outlet" notification signage at the Freysville Road intersection.
8. The Township shall finalize a decision on the Open Space requirements. If a fee in lieu is to be used, then the plan shall be revised to state as such.
9. Temporary Diversion Berm 1 & 2, berm height calculations shall be provided. Pipe entrance shall be protected from sediment entering the storm sewer system.
10. The Mountain Road vacation agreement shall be finalized prior to plan approval.

Motion carried. Four votes yes.

6. Proposed Data Center Ordinance

Mr. Allison explained the process for when a Land Development Plan is received. He explained the reason that an Ordinance needs to be created is so that there are regulations in effect if a plan is ever submitted for a Data Center in Windsor Township.

The floor was opened up for attendees to speak. Numerous attendees spoke and advised their concerns regarding restricting to Industrial Zone, rezoning properties, sewer & water connections, water contamination, water usage, health issues, stormwater runoff, noise, fire safety, pollution, farm land preservation, distance from Red Lion Municipal Authority's reservoir, tax benefits, traffic and electrical usage.

Mrs. Shultz thanked the Planning Commission for allowing the residents to speak and taking their suggestions under consideration while drafting an Ordinance.

Mrs. Engle stated that it is time to stop making complaints about a potential data center and allow the Planning Commission to get an ordinance drafted so that there are regulations in place that will help protect the residents of the Township.

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. Moyer, plans 7A, 7B, 7C, 7D, 7E & 7F were tabled. Motion Carried. Four votes yes.

- 8. Planning Commission Comments – There were no comments.
- 9. The meeting of the Windsor Township Planning Commission adjourned at 8:27 P.M.

Respectfully submitted,


Kipp D. Allison
Secretary

CITIZENS PRESENT

September 18, 2025

Jim Buckingham
Janet Schlotzhauer
Gerald Buckingham
David Scott
Tina Baker
Dan Hoerr
Jennifer Scott
Cliff & Yvette Engle
Levi S. Esh, Jr.
Janda Wright
Titus & Judy Tracy
Nicole Shultz
Jeff & Kathy Walker
William Glassmyer
Charlie & Donna Golden
Joelene Thiele
Gail Leiphart
Joe Fortino
Zane Williams
George Fradiska
Ben Heisey
Tom & Judy Peters
Gregory Baum
Bradley Mummert
Aaron S. Lapp

35 White Oak Road
35 White Oak Road
1365 Burkholder Road
191 White Oak Road
White Oak Road
Patterson Avenue
317 Eckert Road
5 Valley View Drive
275 White Oak Road
2215 Freysville Road
320 White Oak Road
60 White Oak Road
1241 Christensen Road
1004 Margherita Court
950 Dietz Road
Wendy Fink's Office
2175 Freysville Road
Flank Drive, Harrisburg
2238 S. Queen Street, York
200 Country By Way
R.J. Fisher & Associates
950 Perry Road
3115 Wheatlyn Road
665 White Oak Road
4709 Fake Road