

WINDSOR TOWNSHIP PLANNING COMMISSION
October 16, 2025

1. The meeting of the Windsor Township Planning Commission was called to order at 6:02 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, Todd Kurl, Brita Runkle, Kim Moyer (arrived at 6:36), 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 September 18, 2025 meeting were approved. Motion carried. Three votes yes. Mr. Kurl abstained as he was not present at the September meeting.
5. Proposed Data Center Ordinance

Mr. Allison advised that the Ordinance being discussed is only a draft and has not been reviewed by the Township solicitor yet. He advised that this evening the Ordinance will only be discussed to get feedback from the Planning Commission members.

Mr. Allison explained the process for obtaining a Special Exception and explained the difference between the Planning Commission and the Zoning Hearing Board.

Mr. Allison reviewed the conditions that must be met for a Data Center which includes approval from public utilities confirming they can service the property, provisions for emergency backup systems, emissions standards, Emergency Management, lot size, setbacks, buffers, sound studies, access points and building height.

Mrs. Runkle questioned whether the Township wanted to allow for private water supplies (wells) to be permitted. Mr. Allison advised that was a question he would need to ask the solicitor but, felt that the Township at least had to offer it.

Chairman Pilachowski questioned if fire company access would go around the whole building. Mr. Allison advised yes, that was part of the Land Development Plan process.

Chairman Pilachowski asked how it would be determined what size water supply lines from the fire hydrant would need to be installed. Mr. Kraft advised that would be determined by a Mechanical Engineer. Mr. Vergos advised that typically in a Data Center water is not used for suppression of fire but instead halon is used as it will remove the oxygen from the air and choke out any fire. Water suppression would only be used in areas not associated with the computers.

Mrs. Runkle advised that she thought the minimum setback from property lines should be 100'. Mr. Kurl advised that he supports having a buffer that helps to reduce noise. Mr. Allison advised that a sound study would help determine what is needed. There was a lengthy discussion regarding setbacks and buffers. Mr. Kurl advised that he felt the Ordinance should dictate the density of the buffer that needs to be installed. Mr. Allison advised he would look into this

further. It was the consensus of the Commission to go with the 75' minimum setback from all property lines and 150' if the Data Center was proposed adjacent to a Residential Zone.

There was a brief discussion about a parapet or other screening for equipment that was installed on the roof of the building. Mr. Kraft advised that the height of the wall around the equipment compared to the height of the actual equipment needs to be clarified.

There was a brief discussion regarding noise. Chairman Pilachowski questioned the requirement for a follow up noise study to be done 6 months after start up. He felt that was too long and a follow up study should be done sooner. Mr. Kurl questioned whether a study should be required to be done annually.

There was a brief discussion regarding 24-hour emergency signage at the location. Mr. Vergos suggested the emergency information be submitted to the 911 center as well. Mr. Allison advised that a Knox Box would be required to be installed at the location that would contain a key that would allow emergency responders to gain access immediately. Mr. Allison further explained what the purpose of a Knox Box is.

Mr. Allison advised that he had taken notes from the comments made by the Planning Commission and would do additional research to address comments made this evening.

The floor was opened up to the public for comment. Jessica Engle asked Mr. Allison to explain why an ordinance is needed. There was a brief discussion regarding the Ordinance requirement, Land Development plan submittal, public utilities connection, water run-off, traffic studies and noise. Tina Baker thanked the Planning Commission for what they are doing to get this ordinance written.

6. Plans to be tabled:

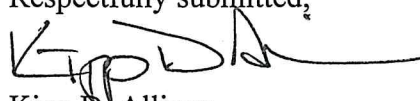
- A. MEADOW CREEK TOWNHOMES – Preliminary Subdivision & Land Development Plan #378.14 by Site Design Concept, Inc., along Cape Horn Road, Ruppert Road and Kendale Road. (10/1/07)
- B. BROOKFIELD CROSSING – Preliminary Subdivision Plan #2003-16A by Johnston & Assoc., Inc., 71 lots along Smith Road. (2/1/07)
- 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 6A, 6B, 6C, 6D, 6E & 6F 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 8:03 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kipp D. Allison', written over a horizontal line.

Kipp D. Allison
Secretary

CITIZENS PRESENT

October 16, 2025

David Scott

Tina Baker

Levi S. Esh, Jr.

Janda Wright

Titus & Judy Tracy

William Glassmyer

Sue Aspey

Jessica Engle

191 White Oak Road

195 White Oak Road

275 White Oak Road

2215 Freysville Road

320 White Oak Road

1004 Margherita Court

165 White Oak Road

60 White Oak Road