

## **WINDSOR TOWNSHIP PLANNING COMMISSION**

**November 20, 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, Todd Kurl, Brita Runkle, Kim Moyer (arrived at 6:09), 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 October 16, 2025 meeting were approved. Motion carried. Four votes yes.
5. Proposed Data Center Ordinance

Mr. Allison advised that he had recently attended a workshop related to Data Centers as well as listened to several webinars and feels that Data Centers should be a conditional use within the Zoning Ordinance and not be approved via a Special Exception.

Mr. Allison explained that a Conditional Use would go before the Board of Supervisors at a public meeting for approval. He stated that by allowing the approval process to go through the Board of Supervisors it would allow for an opportunity to work with the developers without the limitations that Special Exception regulations impose. Mr. Kurl and Mrs. Runkle commented that they were ok with making a Data Center a Conditional Use.

Mr. Allison advised that some existing Data Center Ordinances have an overlay map for the areas that a data center would be permitted. He asked if the Planning Commission would be interested in considering an overlay. Mr. Kurl and Mrs. Runkle advised no, they felt the industrial zoned area was appropriate.

Mr. Allison recommended requiring the building height to meet what is already in the Zoning Ordinance. There was a brief discussion. It was decided that the building height must comply with Section 220.8 of the current Zoning Ordinance.

Mr. Allison advised that accessory buildings that house equipment could potentially make the most noise. He questioned if the setback for accessory buildings should be 75' from all property lines just like the primary building. The Planning Commission agreed with a 75' minimum setback.

Mr. Allison advised that the current Zoning Ordinance specifies that the maximum permitted dBA in the Industrial Zone is 70 dBA measured from all property lines. Mr. Vergos questioned if any research was done to determine the dBA for a diesel engine or a cooling tower. Mr. Allison advised no, but said he would look into it. The Commission was satisfied with the 70 dBA.

Chairman Pilachowski suggested adding language to the ordinance that addresses the loss of power and the running of generators.

There was a lengthy discussion regarding landscaping and buffering. It was agreed that a buffer planting strip will be required that will block one-hundred (100) percent of the view year-round to a height of at least eight (8) feet at the time of planting through the use of a mix of evergreen trees, small, medium and large shade/canopy/ornamental trees, shrubs, herbaceous perennials, and shall include a fence, berm, and/or wall. The berm shall be a minimum of three (3) foot high with no minimum width.

There was a brief discussion regarding noise and sound studies. Chairman Pilachowski expressed that a sound study should be done when all equipment is running. Mr. Allison advised that a professional would have to do the study and relayed information about a recent study that was done in the Township and how it measured sound throughout an entire week. Chairman Pilachowski stated that he felt that language should be added to the ordinance that provides a time frame for when generators can exercise. Mr. Allison advised he would add that wording, citing daytime hours and no weekends.

Several residents addressed the Commission with questions related to Green Energy Sources, building heights, noise, building permits, public sewer, water, lot size and fire suppression. There was a brief discussion related to these concerns.

Mr. Stone commented that it seems that the concern with Data Centers is the construction near residential properties. He questioned why Data Centers weren't pushed out into a more "country" setting. Mrs. Runkle advised that farmland is trying to be preserved and putting a Data Center in a more "country" setting would take farmland away.

Mr. Allison asked if the Planning Commission was agreeable to allowing for the updates that were discussed this evening to be made and then moving the review of the Ordinance on to the Board of Supervisors and the County. On the motion of Mr. Kurl seconded by Mrs. Runkle, the Planning Commission granted approval to make the updates that were discussed this evening and to move the ordinance on to the Board of Supervisors and County for review. Motion carried. Five votes yes.

Mr. Vergos asked that once the updates were made that a copy of the latest version be emailed to the Planning Commission. Mr. Allison advised that would be done.

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 Mrs. Runkle, 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 7:09 P.M.

Respectfully submitted,



Kipp D. Allison  
Secretary

CITIZENS PRESENT

November 21, 2025

Tina Baker  
Janda Wright  
Titus & Judy Tracy  
William Glassmyer  
Yvette Engle  
Dan Hoerr  
Christine Emma  
John Stone

195 White Oak Road  
2215 Freysville Road  
320 White Oak Road  
1004 Margherita Court  
5 Valley View Drive  
Patterson Avenue  
Patterson Avenue