

WINDSOR TOWNSHIP PLANNING COMMISSION
January 15, 2026

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, 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 December 18, 2025 meeting were approved. Motion carried. Five votes yes.
5. Sketch Plan – Cape Horn Road & Windsor Road Conceptual Drawings

Mr. Koratich explained that the property has approximately 90 acres that are zoned commercial with the remainder being zoned R2 (Medium Density Residential).

Mr. Sacarellos advised that he has a contract to purchase this property and feels it is a prime lot for development. He advised that his research determined that there would be challenges to develop the lot with large scale commercial uses and that the current market favors the development of fulfillment type centers and feels this lot would be suitable for that type of development. He highlighted some of the benefits such as tax benefits and less traffic than if developed as commercial.

Mrs. Runkle asked why this lot. Mr. Sacarellos advised that the fulfillment centers like to spread out their locations to better serve their customers. This lot provides good access to Interstate 83 and Route 30.

Mr. Koratich explained the concept of each drawing. He explained Sketch 1 presents construction of single-family homes, duplexes, townhouses, & multi-family units; along with, apartments and commercial uses. Sketch 2 shows construction of single-family homes, duplexes, a warehouse and minimal commercial uses. Mr. Kraft advised that rezoning would need to be done for both sketches.

Mr. Vergos expressed his concerns about the amount of traffic that would be generated by development of this property and stated that he wanted to see what would be done to alleviate any issues with traffic. Mr. Koratich explained that traffic studies have not been done yet, he advised that before any studies were done Mr. Sacarellos wanted to see if the Township is willing to entertain either one of the proposals. Mr. Vergos felt that there still should have been some kind of proposal for handling the increased traffic. There was a brief discussion regarding traffic and road improvements.

Chairman Pilachowski questioned if rezoning the commercial section of the lot to industrial would be considered spot zoning. Mr. Kraft advised that would be a question for an attorney.

Chairman Pilachowski commented that a consideration should also be made for the number of children that could potentially be added to the School District with any proposed development and whether the School District could handle the increase.

Mr. Allison advised that numerous Ordinance changes would be needed to move forward.

Mr. Kurl questioned how much commercial land was left for development in the Township. Mr. Allison showed a map of the available commercial land. Mr. Moyer advised that at the last Board of Supervisor's meeting the Board voted to allow Data Centers to be constructed within the Commercial Zone.

The Commission thanked Mr. Koratich and Mr. Sacarellos for presenting the sketches. Mr. Allison advised he would let them know if any additional comments came up from the Planning Commission. A lengthy discussion amongst the Planning Commission members ensued.

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.

7. Planning Commission Comments – There were no comments.

8. The meeting of the Windsor Township Planning Commission adjourned at 8:02 P.M.

Respectfully submitted,



Kipp D. Allison
Secretary

CITIZENS PRESENT

January 15, 2026

Tina Baker
Janda Wright
Themi Sacarellos
David Koratich
Frank Messina

White Oak Road
2215 Freysville Road
265 School Street
Warehaus