

WINDSOR TOWNSHIP PLANNING COMMISSION
February 19, 2026

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, 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 January 15, 2026 meeting were approved. Motion carried. Four votes yes.
5. BAILEY, GERRY W. & MELISSA E. Final Subdivision Plan #L-6341 by Gordon L. Brown & Assoc., Inc.

Mr. Lehman advised the purpose of the plan is to adjust a lot line and transfer .89 acres from Lot 2 to Lot 1. He advised that no construction is proposed at this time.

Mr. Lehman advised that the following waivers were being requested:

- Section 304.2.B & 305.2.B; plan sheet size
- Section 503.1.A; construction of curbs
- Section 503.2.A; construction of sidewalks
- Section 506.5.A; connection to public sewer

Mr. Kraft and Mrs. Coble reviewed their outstanding comments.

On the motion of Mr. Kurl seconded by Mrs. Runkle, the waivers were recommended for approval provided that the proposed perc/probe was completed for Lot 1. Motion carried. Four votes yes.

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

1. The proposed Lot 1 with add on Lot 1A boundaries and lot line descriptions shall read in a clockwise direction.
2. Access to the adjoining property owned by John W. & Sharon L. Young shall be referenced on the plan, noting any agreement and dimensions as such.
3. A Certificate of Ownership showing that the applicant is the owner of the land shall be signed and notarized.
4. The registered surveyor's signature block shall be executed prior to final plan approval.
5. The primary control point shall be shown and referenced on the plan.
6. Markers shall be ¾" square or ¾" in diameter and 15 inches long.
7. The existing gross area for the existing Lot 2 RR in the table does not match the square footage called out in the plan.
8. A new/revised legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

9. Applicant shall note that, as it stands, the septic tank and drain field on Proposed Lot 1 are within the 100' isolation distance of the existing well.

10. Update General Note #15 to read:

- Warning: Windsor Township, in which the dwelling lot or lots proposed by this subdivision plan are located, is a predominantly rural, agricultural area. The current and prevailing use of the area is agricultural and residents must expect things such as the smell of farm animals and the manure they produce, the use of toxic chemicals, slow moving agricultural machinery on local roads and other by-products of agricultural activity.

11. Net lot sizes and acreage is incorrect and needs to be revised throughout the plan.

12. Revise General Note #1 to include Lot 1B.

Motion carried. Four votes yes.

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. Four votes yes.

7. Planning Commission Comments – Mr. Allison advised the Planning Commission that the Board of Supervisors at their February 16, 2026 meeting approved for C.S. Davidson to complete a corridor study for Cape Horn Road. There was a brief discussion.

Mr. Vergos asked if there were any updates on the completion of a Data Center Ordinance. Mr. Allison advised that the Board of Supervisors approved the use to be permitted in Commercial and Industrial Zones as a conditional use. He advised that an Ordinance is still being developed and should be done shortly. There was a brief discussion.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:25 P.M.

Respectfully submitted,



Kipp D. Allison
Secretary

CITIZENS PRESENT
February 19, 2026

Janda Wright
Andrew Lehman

Freysville Road
Gordon L. Brown & Assoc., Inc.