

WINDSOR TOWNSHIP PLANNING COMMISSION
March 19, 2026

1. The meeting of the Windsor Township Planning Commission was called to order at 6:01 P.M. by Chairperson Pilachowski.

Present at the meeting were Jerry Pilachowski, Jim Vergos, 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 Mrs. Runkle, the minutes of the February 19, 2026 meeting were approved. Motion carried. Three votes yes.
5. YORKANA RESILLIENCY LLC – Preliminary/Final Land Development Plan #R0010898.428 by HRG, Inc., along Mt. Pisgah Road (2/2/2026)

Martha Diezemann advised the purpose of the plan is to construct a small solar farm on the property located at 4165 Mt. Pisgah Road. She advised that the project would cover 10 acres and is projected to stay in service for 30 years with the possibility of an extension after that timeframe. Ms. Diezemann reviewed various details of the project related to fencing, site access, screening and stormwater controls. She also advised that an Interconnection Agreement with First Energy has been obtained and provided a copy to the Planning Commission.

Mr. Vergos asked how runoff would be handled. Mr. Adam advised that the ground cover around the solar panels would be a natural vegetation that would allow infiltration and a runoff berm would be installed in addition to the proposed stormwater basin.

Mr. Adam advised that the NPDES permit has been submitted and is awaiting comments from PennDEP.

Mr. Vergos asked if there was emergency service access. Mr. Adam advised yes and explained what was being proposed.

Mr. Adam advised that eight waivers were being requested. He reviewed each waiver and the purpose for requesting it. The Planning Commission had no questions regarding the waivers.

Mr. Kraft and Mr. Allison reviewed their outstanding comments.

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

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

1. A detail should be added for the fencing & noise barrier.
2. The following waivers of the Subdivision and Land Development Ordinance must be requested and granted by the Board of Supervisors prior to plan approval. Approval dates must be provided on the plan.
 - Section 304.2.B; plan sheet size and scale
 - Section 502.2.J; widening of existing streets
 - Section 502.5.F; clear site triangle
 - Section 503.1.A; construction of curbs
 - Section 503.2.A; construction of sidewalks
 - Section 504.2.D; paved turnaround diameter
 - Section 504.2.F; access drive paving
 - Section 504.2.C.7; minimum access drive radius
3. An Emergency Response Plan must be submitted to be reviewed by the Windsor Township Fire & Rescue Association.
4. After six months of operation, another noise study is required, not exceeding 50 dBA at all property lines. A note shall be added to the plan stating this requirement.
5. A decommission plan and security estimate shall be provided prior to final plan approval.
6. Fencing must conform with the most current NEC regulations. The proposed fence shall be a minimum of sixteen (16) feet from all exposed equipment. As it stands, the fencing on the western side of the proposed solar farm is within 16' of the proposed equipment.
7. The owner of grid-connected PSES shall provide Windsor Township with written confirmation that Met-ED has been informed of the intent to install a grid-connected system and approved such connection.
8. The name, seal & signature of the registered engineer and registered surveyor responsible for the plan shall be included on the plan.
9. Add a note below the Net Acreage Tabulation that there are no wetlands, floodplains and floodways, or historical sites, since those items were not listed on the provided table.
10. Type and locations of water supply and sewage disposal facilities proposed (on lot or public) shall be included on the plan.
11. A feasibility study on sewer and water facilities shall be provided for the tract in accordance with Section 360.
12. The existing home is served by an on-lot septic system. An alternate absorption area shall be identified and designated on the plan.
13. All dimensions and angles or bearings of the Met-Ed easement shall be labeled on the plan.
14. Security shall be posted prior to final plan approval. An Engineer's estimate shall be provided for review and include the access drive, stormwater facilities and landscaping items.
15. The applicant shall provide a note on the plans that state-approved SWM Site Plans shall remain on site throughout the duration of regulated activities.

16. The cover sheet should have the Certificate in Section 301.K and shall be filled out properly prior to plan approval.
17. The applicant shall provide detailed dewatering calculations to show that SWM Infiltration Basin 1 will dewater in under 72 hours.
18. The applicant shall provide proof of York County Conservation District approval of the NPDES permit and E&S plan approval for this project, once received.
19. Retention Berms on the western side of the property are not placed in a manner that is easily constructed. Designers shall adjust location of western Retention Berm.
20. As it is proposed, the level spreader interferes with the proposed 6' tall evergreen plantings.
21. The PCSM report should be revised to remove the statement of preserving the integrity of existing wetlands, as the plan notes and shows that there are no wetlands present.
22. The use of the Retentive Berms shall be provided in the SWM Narrative.
23. A signed statement by the owner shall be added to the plan coversheet acknowledging the stormwater management system is a permanent fixture that can be altered or removed only after approval of a revised plan by Windsor Township.
24. The proposed level spreader is infringing on the Met-Ed easement called out on the plans.
25. The developer is responsible for completing record drawings of all stormwater management facilities. The record drawing shall include a certification statement from the engineer stating all facilities were built to the approved plan or state any deviation from the approved plan.
26. A Windsor Township specific Stormwater Management Facilities Operation and Maintenance Agreement shall be signed and recorded.
27. The applicant is required to pay a fee, to be determined by the Township, to the Municipal Stormwater Maintenance Fund.
28. Windsor Township reserves the right to make any additional comments.

Motion carried. Three 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. Vergos, plans 6A, 6B, 6C, 6D, 6E & 6F were tabled. Motion Carried. Three votes yes.

7. Planning Commission Comments – There was a brief discussion regarding the Corridor Study that was done for Cape Horn Road related to potential development on the Buser Farm. In addition, there was a discussion regarding the preservation of the Buser property.

Mr. Allison advised that the proposed Data Center ordinance will be ready to send to the York County Planning Commission for review shortly.

8. The meeting of the Windsor Township Planning Commission adjourned at 6:41 P.M.

Respectfully submitted,



Kipp D. Allison
Secretary

CITIZENS PRESENT

March 19, 2026

Janda Wright
Justin Detig
Martha Diezemann
Eric Riddle
Tina Baker
William Glassmyer
Corey Adam

Freysville Road
999 Castle Pond Drive
ECA Solar
Mt. Pisgah Road
White Oak Road
1004 Margherita Court
HRG, Inc.