

WINDSOR TOWNSHIP  
110 Haas Rd Hamburg, PA 19526  
PLANNING COMMISSION MEETING  
TUESDAY, MARCH 17, 2026  
MINUTES

Planning Commission Chairman Joshua Youpa called the rescheduled (February) meeting of the Windsor Township Planning Commission to order at 7:00 pm, followed by the Pledge of Allegiance.

Officials Present: Joshua Youpa, Polly Hartman, Jonathan Wessner, Solicitor Chris Muvdi, Esq., Engineer Jeremy Hoagland, and Zoning/Code Enforcement Officer Ryan Wessner. Several members of the community were also in attendance. Vice Chairman Eric Sills presented to meeting at 7:07pm.

A motion was made to approve the Minutes of the December 16, 2025 Planning Commission by Polly Hartman, seconded by Jonathan Wessner, all in favor.

A motion was made to approve the Minutes of the January 20, 2026 Planning Commission by Polly Hartman, seconded by Jonathan Wessner, all in favor.

No announcements were made.

No public comments at this time.

Regarding old business, Engineer Jeremy Hoagland stated the Raywil Apartments will be addressing the comments made at the BOS meeting last week.

Blue Heron developer is addressing concerns made in the field.

South Schuylkill Self Storage has been making the requested improvements and getting the site under control.

Regarding new business, the Priscilla Faller Subdivision Sketch Plan at 352 Haas Road was presented by Newton Engineering. Three sketch variations of the Plan were submitted. The Plan shows two additional building lots being divided off of the 9.8 acre parcel which makes total of three lots. The property is in Ag Preservation Zone, but not used for agriculture.

There had been a mobile home on lot #2 with sewer and water, the mobile home has been removed. The applicant is looking for the most advisable approach and recognizes the need to go to Zoning Hearing Board for variance or special exception but wants PC input before then. Ordinance 609.2 gives credit for existing house and will allow two more units on the property. Professionals and Board commented their preferred opinion to utilize the existing driveway as a common driveway to each lot. Discussion occurred regarding widening the driveway for the three properties to use and putting an easement in place. Required road frontage in AP Zone is 200 feet, and a variance would need to be made in the first sketch presented as that plan presents at about 110 feet of road frontage on lot #2. The lots will need perc testing as it was noted that the land includes a stream. A Zoning Board hearing will be needed regardless of decision so ultimately the decision falls to the property owner. Plan is if lot #3 fails perc testing then they will create two lots. They stated they will schedule w SEO before going before the Zoning Hearing Board.

Discussion occurred regarding the need for a data center ordinance in Windsor Township. Solicitor Chris Muvdi stated the importance of getting ahead of this as many municipalities are trying to and the supervisors would like to proceed. The Solicitor has been working with other municipalities creating an ordinance for data centers and has sent them to the County Planning Commission. He suggested that he will use what the County Planning Commission has approved and use it as a guide for the Windsor Township Data Center Ordinance. The Solicitor suggested that he would work with the Engineer, and Zoning Officer to see where it fits and he will try to have a draft ready for next month for review. Zoning Officer Ryan Wessner said the Township needs to have something in place and then tweak it as necessary. Solicitor thought the most appropriate place would occur in the Township's Industrial Zone. A motion was made by Jonathan Wessner, seconded by Eric Sills, with all in favor to allow the Solicitor, Engineer, and Zoning Officer to get started in assembling a Data Center Ordinance.

Additional Planning Commission concerns: Jonathan Wessner wondered if any news or changes regarding the State School. No one is aware of anything official.

No further public comments.

Meeting was adjourned at 7:34 on motion by Joshua Youpa, seconded by Polly Hartman, all in favor.