

**The Township of Windsor
Planning Commission Meeting
June 16, 2026, 7:00 P.M.**

MEETING MINUTES

CALL TO ORDER: Chairman Josh Youpa called the meeting to order at 7:00 pm followed by the Pledge of Allegiance.

Members Present: PC Members Josh Youpa, Eric Sills, Jonathan Wessner, Kevin Hodorawis; Solicitor, Chris Muvdi; Engineer, Jeremy Hoagland; Secretary, Jane Werley.

APPROVAL OF MEETING MINUTES

- Motion by ES to approve the Minutes of April 21, 2026 Planning Commission Meeting. Seconded by JW. Motion carried.

ANNOUNCEMENTS – None

PUBLIC COMMENTS

- George Rogosky – Sign on 4th St. Hamburg going up ramp to I-78 announcing a proposed Data Center in Hamburg/Tilden townships. For more information Tildentrackdatacenter.com.
- Paula Hall – Spoke about Blue Heron Village and the required HOA. Asked why an HOA is necessary and if she would need to join the HOA. Requested a copy of the HOA documents when completed.

ENGINEER'S REPORT

- Engineer reviewed the report. Raywil in Process. Blue Heron in process. 61 Storage is caught up and has a system in place to keep mud from the roads. Mountain Road project in process.

SUBDIVISION/LAND DEVELOPMENT ITEMS

- Priscilla Faller Subdivision
 - Will address items on review letters after they have the Zoning Hearing for Special Exception.
 - Will use existing driveway as shared access to the new subdivided lot.
 - Waivers requested.
 - 402.3.b.4 Requires trees with a caliper in excess of fifteen inches to be individually surveyed a. This Preliminary/Final Plan submission is for a subdivision only. There is no anticipated earthwork at this time. No removal of trees is anticipated. Therefore, due to the minor nature of the project, a waiver is requested of this requirement.
 - 402.3.c.1 Delineation of Greenway Lands a. The Site Analysis and Context Plan and Existing Features Plan included in the Subdivision Plan set show requirements for the Existing Resources and Site Analysis Plan (delineate floodplains, wetlands, steep slopes), etc. b. This Preliminary/Final Plan submission is for a subdivision only. There is no anticipated earthwork at this time. The Site Analysis and Context Plan and Existing Features Plan, due to the

minor nature of the project, show adequate information for planning approval. Therefore, a waiver is requested of this requirement.

- 402.3.d Preliminary Resource Impact and Conservation Plan a. This is a minor Subdivision Plan set which splits (1) existing lot into (2) total lots. Also, the Site Analysis and Context Plan and Existing Features Plan, due to the minor nature of the project, show adequate information for planning approval. Since this plan set is not for a major subdivision, a waiver is requested of this requirement.
- 402.3.e Preliminary Improvements Plan a. The Site Analysis and Context Plan and Existing Features Plan included in the Subdivision Plan set show requirements for the Existing Resources and Site Analysis Plan (delineate floodplains, wetlands, steep slopes), etc. b. This Preliminary/Final Plan submission is for a subdivision only. There is no anticipated earthwork at this time. Therefore, since no improvements are proposed and due to the minor nature of the project, a waiver is requested of this requirement.
- 402.3.a The Site Analysis and Context Plan should include all natural and man-made features within 1,000 feet of the proposed subdivision and shall include topography. It appears that the submitted plans show existing natural and man-made resources less than 1,000 feet from the subject tract to the north, east and south. The plans should be revised accordingly, or a waiver would be required. A waiver is requested of this requirement.

After discussion, engineer was in favor of granting the waivers requested and suggested either revising the site map to make it to scale or request an additional waiver. Developer will revise the map.

Motion made by KH to recommend the Board of Supervisors grant approval on the five (5) waivers Seconded by JW. Motion Carried.

Motion made by KH to recommend the Board of Supervisors grant the requested extension of time for 90 days, moving the PC deadline to August 11th and the BOS deadline to September 8th. Seconded by JW. Motion carried.

OLD BUSINESS - None

NEW BUSINESS

- Discussion on the Draft Data Cener Ordinance. Solicitor Muvdi had revised the draft to include the Planning Commission and BCPC comments and recommendations. After discussion a motion was made by ES to recommend the Board of Supervisors approve the advertising of the ordinance and scheduling the public meeting. Seconded by KH. Motion carried.

PLANNING COMMISSION CONCERNS

- Chairman asked for an update on the concrete plant. No new information was available. Engineer Hoagland will check with the zoning officer.
- No update on Mountain Road project merging two properties together. Engineers will call property owners to see where they are on the project.
- State School. No updated information.

PUBLIC COMMENT None

ADJOURNMENT Motion made by JY to adjourn the meeting at 7:27 pm. Seconded by KH. Motion carried.

Respectfully submitted,

Jane Werley
Secretary/Treasurer