

WINDSOR TOWNSHIP BOARD OF SUPERVISORS

August 18, 2025

1. The meeting of the Windsor Township Board of Supervisors was called to order by Chairperson Kathy Kerchner at 6:00 p.m.

Those present: Kathy Kerchner, Kim Moyer, Stan Saylor, Attorney Cory Dillinger, Christopher Kraft, P.E., Jennifer Gunnet, Jeremy Trout, Kipp Allison and Deanna Coble. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. On the motion of Kathy Kerchner seconded by Stan Saylor, the minutes of the July 21, 2025 meeting were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
 - A. Mrs. Gunnet advised that she has received a letter from the Pennsylvania Department of Military & Veterans Affairs confirming that Claude Dunnock, 135 Ava Drive, is a disabled veteran and requested exemption from real estate tax. She stated that the County has also received the request. Since the Township's tax is on the same bill as the County, the Township will follow their decision.
 - B. Mrs. Gunnet advised that the York County Association of Townships of the Second Class Convention will be held on Wednesday, October 29, 2025 at Heritage Hills. She asked the Board to let her know if they will be attending so she can register.
5. Windsor Township Fire & Emergency Rescue Services Association – No one was present.
 - A. The next Fire Chief's Meeting will be held at SAFER (Dallastown) on August 28, 2025 at 7:00 p.m.
 - B. Simulator repair – Mrs. Gunnet advised that Dakota Crumblin with Laurel Fire Company will be heading up the project.
 - C. Mrs. Gunnet advised that in conjunction with Fire Safety Week, the Association will have equipment on display at the Windsor Commons Shopping Center on Saturday, October 4, 2025 from 10:00 a.m. to 2:00 p.m.
6. York County Regional Police Department – Chief Damon was present. He reviewed the mid year report. He noted that the merger with Spring Garden Township has been finalized.
 - A. The monthly report is available for review.

7. Dee Fishel-Bowles – Kaltreider Benfer Library – Ms. Fishel-Bowles thanked the Township for the financial contribution. She noted that the library has many volunteers to make it successful. She reviewed the programs and services offered by the library. She commented that fundraising is important to the library and stated that she looks forward to the Township's continued support.
8. Dennis Bartnik – Recreational Vehicle Ordinance – Mr. Bartnik advised that he has spoken to Mr. Allison and understands that no progress has been made with a rewrite. He stated that the Board is elected to do what is right for the people and this ordinance needs to go away. Mr. Saylor advised that the Board has already agreed to consider changes to the Ordinance. Ms. Kerchner added that the Board is not ignoring his request for changes but it takes time to rewrite an ordinance and it is important that they try to be fair to all residents. She stated that he should schedule a meeting with Mr. Allison to discuss the matter. Gary Bartnik expressed his thoughts regarding the decibel levels and how they compound. Attorney Dillinger advised that the sound from multiple ATVs being rode at the same time would compound.
9. Plan for approval:
 - A. DUSTIN D. MILLER & MARIA I. KOSTURA – Preliminary/Final Lot Consolidation Plan by Shaw Surveying – Witmer Road – Mr. Allison advised that signed copies of the plan have not been provided for the meeting. The plan was tabled.
10. Township Engineer:
 - A. Engineer's Report – Mr. Kraft advised that the Board has received the Engineer's Report. There were no questions.
 - B. Community Center –
 - Update
 - Payment Applications:
 - eci Construction – AFP #4 – \$287,934.98
 - York Excavating – AFP #5 – \$244,755.01
 - MidState Mechanical – AFP #4 – \$33,151.41
 - Shannon A. Smith – APF #4 – \$34,181.76
 - Garden Spot Electrical – AFP #1 - \$56,115.00
 - Change Orders:
 - eci Construction #1 - \$70,522.00 – Security Enhancements
 - York Excavating #2 - \$18,689.44 or \$21,790.63 – Security Enhancements

Future Change Orders:

Additional conduit for data to cameras in pavilions

Door changes – Access system

Mr. Kraft has recommended approval of the five payment applications as follows:

eci Construction – AFP #4 – \$287,934.98

York Excavating – AFP #5 – \$244,755.01

MidState Mechanical – AFP #4 – \$33,151.41

Shannon A. Smith – APF #4 – \$34,181.76

Garden Spot Electrical – AFP #1 - \$56,115.00

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the payment applications as presented. Motion carried. Three votes yes.

Mr. Kraft advised that the Change Order for eci Construction is in response to the discussions regarding security measures within the building that was discussed at the last meeting. The Change Order is in the amount of \$70,522.00.

Mr. Kraft advised that the change order for York Excavating is in regards to the security bollards that were discussed at the previous meeting. There is an additional cost for stained concrete. However, this will eliminate the maintenance of painting them.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Change Order #1 for eci Construction in the amount of \$70,522.00 and Change Order #2 for York Excavating Company in the amount of \$21,790.63 for stained bollards. Motion carried. Three votes yes.

Mr. Allison advised that a future change order will be required in response to how access will be gained into the building. Original plans were for keyed locks. It has been determined that credentialed access will be used. This requires a change to the doors and frames. Attorney Dillinger advised that it is acceptable to approve the change order with a not to exceed amount. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Change Order regarding door changes for the access system not to exceed \$30,000. Motion carried. Three votes yes.

Mr. Allison advised that the other future change order is for additional conduit for cameras in the pavilions. The lines for the cameras cannot be run in the same conduit as the other utilities and wireless cameras cannot be used. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Change Order for additional conduit not to exceed \$35,000. Motion carried. Three votes yes.

- C. Security Reduction – Shawnee Manor – On the motion of Kathy Kerchner seconded by Stan Saylor, based on the recommendation of the Township Engineer, the Board approved a security reduction for Shawnee Manor in the amount of \$34,828.75 leaving a remaining balance of \$39,118.75. Motion carried. Three votes yes.
- D. Resolution #2025R-08-01 – PennDOT East Prospect Road & Freysville Road Intersection for Sewer Abbreviated Incorporation Agreement – Mr. Kraft advised that PennDOT is requesting that the Township approve a different form than was approved in April 2025. The Township is responsible for supplying the materials for the improvements and PennDOT will perform the work. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Resolution #2025R-08-01. Motion carried. Three votes yes.

11. Solicitor:

- A. Proposed Zoning Ordinance amendment – Data Centers – Attorney Dillinger explained that currently the Township does not have specific regulations for Data Centers. It is to the Township's benefit to create an amendment to the Zoning Ordinance to provide rules and regulations for this type of use. The Fair Share Doctrine states that all municipalities must provide for all uses. An interested party has proposed a Text Amendment. He noted that this was not prepared by the Board of Supervisors or staff. He stated that he has reviewed it and has made some general changes but this is only a starting point. Copies of this draft were provided for the audience. Attorney Dillinger explained that the only action that may be taken by the Board this evening is a recommendation to forward the Text Amendment to the Planning Commission. He stated that the Board will address and accept comments and concerns this evening but asked that the speaker limit their time to approximately two minutes.

Mr. Allison advised that the Board also has a copy of the draft. It is being proposed that data centers be permitted by Special Exception in the Industrial Zone. He added that being a nonresidential use, a Land Development Plan would be required. Attorney Dillinger noted that the interested party was looking at a parcel in the Agricultural Zone. If the data center use is only permitted within the Industrial Zone, a rezoning would be required which is a separate process from what is being discussed this evening.

Numerous speakers addressed the Board with comments and concerns. Topics that were presented included feasibility of the fire departments being able to respond, water consumption, impacts on wells, setbacks from the Red Lion Municipal Authority's reservoir, electric usage, electric costs, minimum lot size, noise, conserving agricultural land, requirement for a water study, closed loop systems, sound walls, setbacks from property lines, hazardous pollutants, air pollutants, water capacity, electric grid, self generated electricity and environmental impacts.

Mr. Allison reminded that the purpose is to create an amendment to put regulations in place to protect the Township should someone submit for this type of use. Several residents spoke in support of the Board for being proactive and trying to protect them.

Concerns were raised regarding the posting of the agenda. It was advised that based on the Sunshine Law, the agenda must be posted 24 hours prior to the meeting. If a specific topic is not listed on the agenda, no action may be taken at the meeting. Mrs. Gunnet noted that the agenda closes at 12:00 p.m. on the Friday before the meeting and the agenda is posted that afternoon. It was suggested that this information be added to the Township website.

Ms. Kerchner advised that the Board members are honest and have no hidden agenda. She stated that this is a draft amendment that is being discussed to protect the people so that rules can be in place before it is out of the Township's control. Information is being gathered to have an educated conversation. She reiterated that nothing is being done behind the Township residents' back.

Mr. Allison informed that the Planning Commission agenda for August 21st will list a subdivision plan for the Fay and Stone properties. He explained that this is a lot line adjustment and is not a plan for a data center.

On the motion of Stan Saylor seconded by Kim Moyer, the Board authorized for the text amendment to be sent to the Windsor Township Planning Commission for review. Motion carried. Three votes yes.

12. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for August. There were no questions on the report.
- B. Freysville Park – Bridge replacement complete – Ms. Kerchner advised that the replacement of the bridge near the soccer field at the park has been completed.
- C. Approval to purchase generator for Windsor Crossing Pump Station – \$36,500 – Mr. Trout advised that the pump station had been rehabbed about 5 years ago but now the generator needs to be replaced. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the purchase of the generator in the amount of \$36,500. Motion carried. Three votes yes.

13. Other Business:

- A. Ms. Kerchner advised that the Board did not receive the Zoning Officer's Report for July.
- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for July. There were no questions.
- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for July. There were no questions.
- D. Recreation Commission – Update – Ms. Kerchner advised that the August meeting was cancelled.
- E. Ms. Kerchner advised that the Board meetings are operating on the summer meeting schedule so there will be no meeting on September 1, 2025.
- F. Ms. Kerchner advised that the Township will be holding a Shredding Event on Thursday, October 9, 2025 from 3:00 p.m. to 6:00 p.m. at the Township Office. This is for residents only and there is a 2 box limit.
- G. Ms. Kerchner advised that the Township will be holding an Electronics Recycling Event on Saturday, October 25, 2025 from 9:00 a.m. to 12:00 p.m. at the Public Works Building at 970 White Oak Road.
- H. Stormwater Management Maintenance Agreements – William Loercher & Leigh Mackow – 120 Holtzapple Road – New Home Construction & Red Lion Area School District – 1195 Windsor Road – Playground area – Ms. Kerchner advised that these are standard stormwater agreements. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Stormwater Management Maintenance Agreements for 120 Holtzapple Road and 1195 Windsor Road. Motion carried. Three votes yes.
- I. Ms. Kerchner advised that an Executive Session will be held after the meeting to discuss a personnel matter.

14. Unfinished Business – There was none.

15. Public Comment – Ed Heindel, Bahn's Mill Road, advised that he is present on behalf of the Windsor Township Zoning Hearing Board and the York County Solid Waste Authority. He noted that the YCSWA also has a dropoff for electronics should a resident not be able to attend the one that the Township offers. Mr. Heindel applauded Ms. Kerchner's response to the Data Center discussion this evening. He added that should a Data Center be applied for,

there would be additional scrutiny from the Windsor Township Zoning Hearing Board if a Special Exception was required.

Michael Herring, White Oak Road, questioned if the owners of the tract that had been referenced for subdivision and where interest for a data center was expressed, would be present at the Planning Commission meeting. Mr. Kraft advised that the engineer would likely present the plan. It would be up to the owners or developer if they wished to attend.

Dan Hoerr, Patterson Avenue, questioned what would happen if there were no available parcels for a data center in the Industrial Zone. Attorney Dillinger advised that would require a legal analysis. Mr. Allison advised that the Township has a Comprehensive Plan which is a guide for future growth and planning.

16. Supervisors Comments – Ms. Kerchner asked the Board if they had any comments.

Mr. Saylor stated that he is glad that the meeting was civil this evening. He commented that he does not want people to circulate petitions. He would rather hear from them directly.

Mr. Moyer stated that the creation of the ordinance will take time.

Ms. Kerchner thanked the staff for all of the time that has been spent on the Community Center and she understands that it is a lot of work.

17. On the motion of Kathy Kerchner seconded by Stan Saylor, the bills were approved. Motion carried. Three votes yes.

18. The meeting of the Windsor Township Board of Supervisors adjourned into an Executive Session to discuss a personnel matter at 8:35 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT

August 18, 2025

Lynn Cheeseman	910 Cranberry Lane York PA
John Cheeseman	910 Cranberry Lane York PA
Lori Frey	760 White Oak Road Windsor PA
Kathleen Spahr	750 White Oak Road Windsor PA
Levi S. Esh Jr.	275 White Oak Road Red Lion PA
Dave & Charlene Scott	191 White Oak Road Red Lion PA
Cliff & Yvette Engle	Valley View Drive Windsor PA
Ron & Melissa Heath	235 White Oak Road Red Lion PA
Adrienne Capps	
Kathy Tyson	1185
D. Sparler	80 Mountain Vista Court York PA
Kelly Henshaw	233 Bellevue Road Red Lion PA
Helen Spangler	3870 Mt. Pisgah Road York PA
Wendy Mummert	665 White Oak Road Windsor PA
Bradley S. Mummert	665 White Oak Road Windsor PA
M. Wise	3825 Mt. Pisgah Road York PA
Mike Herring	White Oak Road
Mike Groff	523 Dakota Drive Red Lion PA
Sharon Groff	523 Dakota Drive Red Lion PA
Nicole Shultz	810 White Oak Road Windsor PA
Levi Shultz	810 White Oak Road Windsor PA
Lauren Koehler	3835 Mt. Pisgah Road York PA
Lois Herwig	209 Kendale Road Red Lion PA
Jerry Herwig	209 Kendale Road Red Lion PA
Dee Fishel-Bowles	50 Wimbleton Way Red Lion PA
Kimberly Preske	707 Tennyson Garth Red Lion PA
Tamara & Jeff Mentzer	765 White Oak Road Windsor PA
Brita & Scott Runkle	
Betty Kline	639 Nottingham Way Red Lion PA
Andrew Nelson	3550 E. Prospect Road York PA
Gail Stein	3130 Freysville Road Red Lion PA
Sean Kerr	840 Locust Grove Road York PA
Steve Voorhees	152 W. Main Street Windsor PA
Dan Gummel	125 Rain Dove Drive Red Lion PA
Jen Dettinger	208 Bellevue Road Red Lion PA
Evan Hiester	149 Linden Avenue Red Lion PA
Brenda Tome	1055 Manor Road Windsor PA
Mike Tome	1055 Manor Road Windsor PA
Lenny Handy	65 W. Chestnut Street
Janet Stoffa	642 Kenyon Drive Red Lion PA
Barry Lake	2477 Freysville Road Red Lion PA
Denise Grove	340 White Oak Road Red Lion PA

CITIZENS PRESENT

August 18, 2025

Jeffrey Grove
Chief Tim Damon
Brittany Poff
Jeff Walker
Ed Heindel
Christine Emma
Dan Hoerr
Shirley Shoemaker
Titus, Judy & Travis Tracy
James & Joan Hammers
Ed Kraft
Daron Smith
Troy Engle
Jessica Engle
Tina Baker
Janda Wright
Earl Holtzinger
Alyssa Holtzinger
Gerry & Melissa Bailey
Zachary Bartosh
Charles & Jackie Silar

Fuhrman
Donald Keepports
Linda Keepports
Gary Bartnik
Dennis Bartnik
Judy Hiester
Christopher Hiester
Jennifer Willwert
Bill Simms
Sherri Strayer
Katelynn Strittmatter
Nelson Stein
Charles Golden
Donna McCarrey
Lamar Fake

340 White Oak Road Red Lion PA
YCRPD
350 White Oak Road Red Lion PA
1241 Christensen Road York PA
1440 Bahn's Mill Road Windsor PA
20 Patterson Avenue Windsor PA
20 Patterson Avenue Windsor PA
320 White Oak Road Red Lion PA
320 White Oak Road Red Lion PA
2190 Freysville Road Red Lion PA
206 Fleetwood Drive Red Lion PA
2467 Freysville Road Red Lion PA
60 White Oak Road Red Lion PA
60 White Oak Road Red Lion PA
195 White Oak Road Red Lion PA
2215 Freysville Road Red Lion PA
975 Manor Road Windsor PA
975 Manor Road Windsor PA
575 Windsor Road York PA
220 White Oak Road Red Lion PA
1500 Windsor Road Red Lion PA
111 Linden Avenue Red Lion PA
1015 Manor Road Windsor PA
325 Pleasant Grove Road Red Lion PA
325 Pleasant Grove Road Red Lion PA
1011 Delta Road Red Lion PA
122 Morningside Drive Red Lion PA
860 Victoria Drive Red Lion PA
860 Victoria Drive Red Lion PA
3004 Ashcomb Court Red Lion PA
371 Larkin Drive Red Lion PA
275 Ness Road York PA
3995 Mt. Pisgah Road York PA
3130 Freysville Road Red Lion PA
950 Dietz Road York PA
25 Churchill Drive Red Lion PA
420 Ness Road York PA