

WINDSOR TOWNSHIP BOARD OF SUPERVISORS
September 15, 2025

1. The meeting of the Windsor Township Board of Supervisors was called to order by Chairperson Kathy Kerchner at 6:01 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 August 18, 2025 meeting were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
 - A. Mrs. Gunnet advised that a letter has been received from Comcast informing that an agreement has been reached with MASN.
 - B. Mrs. Gunnet advised that she has received a letter from the Pennsylvania Department of Military & Veterans Affairs confirming that Robert Sterner, 1170 White Oak Road and James Dawkins, 936 Castle Pond Drive, are disabled veterans and have 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.
5. Windsor Township Fire & Emergency Rescue Services Association – Scott Gingrich was present. He reported that they have been made aware that letters for their membership drive were sent to properties outside of their first call service area. They are addressing.
 - A. Mr. Gingrich advised the next Fire Chief's Meeting will be held at Laurel Fire Company on October 23, 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.
 - D. Local Share Account Letters for Support
 - SAFER – Resolution #2025R-09-01
 - Laurel Fire Co. – Resolution #2025R-09-02
 - Alliance Fire & Rescue – Resolution #2025R-09-03

Mrs. Gunnet advised that these Resolutions acknowledge that the fire companies are applying for Local Share Account Grants. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2025R-09-01, Resolution #2025R-09-02 and Resolution #2025R-09-03. Motion carried. Three votes yes.

6. York County Regional Police Department – No one was present.

A. The monthly report is available for review.

7. Kasie Ream – Golden Connections – Kasie Ream, Executive Director of Golden Connections, provided a packet of information to the Board. She shared information on their mission, goals, membership statistics, services provided, positive impacts of senior centers on older adults, how their members volunteer within the community and their vision for the future. She thanked the Board for their continued support.
8. Katie Kline – Explore York – Katie Kline, Membership and Community Engagement Coordinator, and Melissa Beaverson, Vice President of Marketing and Communications, for Explore York were present. They gave a presentation regarding tourism in York County and the impact on the local economy.
9. Sondra Tabeling – 612 Nottingham Way – Waiver of penalty for sewer bill – Ms. Tabeling explained that she had been sick for a period of time and missed paying the sewer bill for the previous quarter. She requested that the late fee be waived since she has never missed paying a bill. Ms. Kerchner noted that previously waivers had only been granted when an account was using auto pay through their bank and the sewer rate increased. On the motion of Kim Moyer seconded by Stan Saylor, the Board waived the late fee. Motion carried. Two votes yes. Ms. Kerchner voted no.
10. Dennis Bartnik – Recreational Vehicle Ordinance – Gary Bartnik, 1011 Delta Road advised that he and Dennis Bartnik had reviewed the revised draft with Mr. Allison. He commented that he feels the changes are headed in the right direction.

There was discussion on potential changes to be made regarding setbacks, number of riders, classification of vehicles and timeframes for riding. Mr. Allison stated that he would take the comments under advisement and make changes to the draft for the next meeting.

11. Plan for approval:

- A. DUSTIN D. MILLER & MARIA I. KOSTURA – Preliminary/Final Lot Consolidation Plan by Shaw Surveying – Witmer Road – Josh Myers with Shaw Surveying advised that this plan consolidates two commonly owned parcels into one. He advised that they are requesting waivers as follows:

Section 305.2.B – Sheet Size
Section 502.6.B – Road Widening

Mr. Kraft advised that he is recommending approval of the waivers. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board granted the waivers as presented and approved the plan. Motion carried. Three votes yes.

- B. WILLIAM N. & LAURA S. FAY/JOHN P. & JANET F. STONE – Final Subdivision Plan #2025-025 by Shaw Surveying – Adjustment of lot lines on White Oak Road – Josh Myers with Shaw Surveying advised that this plan adjusts the lot lines for three parcels. No additional lots are being created. He advised that they have several waiver requests as follows:

Section 304.2.B – Plan Sheet Size
Section 305.2.B – Plan Scale
Section 304.2.B.17 – Contour Intervals
Section 502.2.J – Road Widening
Section 503.2 – Sidewalks
Section 506.5.A – Extension of Public Sewer
Section 507.2 – Extension of Public Water

Mr. Kraft advised that the Planning Commission has recommended approval of the waiver requests.

There was public comment regarding the purpose of the plan, if a new plan would be required for further development and the granting of waivers.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the waivers as requested and approved the plan. Motion carried. Three votes yes.

12. 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 #5 – \$319,941.00
York Excavating – AFP #6 – \$570,479.77
Shannon A. Smith – AFP #5 – \$31,218.26

Change Orders:

eci Construction #2 – \$8,357.00 – Card access/Security
Shannon A. Smith #1 – \$54,331.78 – Card access/Security

Mr. Kraft informed that construction has begun on the walls and electrical and plumbing work. It is planned to have the fields graded this fall.

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

eci Construction – AFP #5 – \$319,941.00
York Excavating – AFP #6 – \$570,479.77
Shannon A. Smith – APF #5 – \$31,218.26

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

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Change Order #2 for eci Construction in the amount of \$8,357 and Change Order #1 for Shannon A. Smith in the amount of \$54,331.78 for card access and security changes. Motion carried. Three votes yes.

13. Solicitor – Attorney Dillinger advised that he did not have anything to report.

14. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for September. Mr. Saylor asked for an update on the pavilion upgrades. Mr. Trout advised that the door frames will need to be replaced in addition to the doors.
- B. Propane Bid Results – Mrs. Gunnet advised that the bid results are attached to the Board's agenda. The low bidder is Ferrellgas LP at a rate of \$1.384 per gallon. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board awarded the bid to the low bidder. Motion carried. Three votes yes.

15. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for July and August. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for August. There were no questions.

- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for August. There were no questions.

Mrs. Gunnet advised that she has received the 2026 Animal Control Service Agreement. She noted that there is a price increase. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the 2026 Animal Control Service Agreement with Klugh Animal Control. Motion carried. Three votes yes.

- D. Recreation Commission – Update – Ms. Kerchner advised that the September meeting was cancelled.
- E. Ms. Kerchner advised that the Board meeting scheduled for October 6, 2025 will be cancelled.
- 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. 2026 Minimum Municipal Obligation – Police Pension & Non-Uniform Pension – Mrs. Gunnet advised that in September of every year, the MMO must be presented to the Board. No action is required. The Police Pension is \$0 as there are no active members. The Non-Uniform Pension will be \$124,197 which will be billed in January 2026. It is anticipated that the State Aid to be received will be in excess of this amount. Any excess amount is paid to the pension company.
- I. Mrs. Gunnet advised that the newsletter will soon be distributed. She thanked the businesses that purchased an ad to offset the cost.
- J. Resolution #2025R-09-04 – Act 537 Revision for Planning Module – Prospect Place – On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2025R-09-04. Motion carried. Three votes yes.
- K. Ms. Kerchner thanked Windsor Valley Farms for decorating the front of the Township Office with beautiful fall decor.

14. Unfinished Business – There was none.

15. Public Comment – Troy Engle, 60 White Oak Road, advised that he is representing several parties this evening. He asked if there is a draft of the Ordinance for the Data Centers that can be reviewed prior to the Planning Commission Meeting. Mr. Allison stated that he has copies that he can provide after the meeting. It was reiterated that there has been no formal submission for a Data Center in Windsor Township. Mr. Engle asked Attorney Dillinger if he has had any experience with this type of use. Attorney Dillinger advised that he has and feels comfortable that he and his firm can address this use. Mr. Engle noted that safeguarding the water is a major concern. There was further discussion regarding Data Centers.

Dave Hagan, 830 Lombard Road, advised that he received a Notice of Violation for having livestock on his property. He stated that he is willing to remove the roosters but would like to keep the hens, ducks and turkeys. He explained that there is a barn on the property. The property is zoned both Commercial, C-1 and Residential, R-2. The barn is in the commercial zone. The entire property is 8 acres. Mr. Saylor questioned how many he has. Mr. Hagan stated that there are approximately 60. Mr. Allison advised that some livestock may be kept in the R-2 zone but not in the commercial zone. He would need to obtain a variance from the Zoning Hearing Board.

Mr. Hagan noted that he has had experience with Data Centers so he may be able to assist with regulations.

Nicole Shultz, 810 White Oak Road, advised that chickens eat spotted lantern flies so they are beneficial. She recommended checking regulations for Data Centers in ordinances outside of our area.

Seth Davidson, 225 Manor Road, commented that there are cracks in the pickleball court. Mr. Trout advised that the Township is aware and they will be fixed next summer by Kinsley Construction at no cost to the Township.

Dennis Bartnik, 122 Morningside Drive, stated that he feels Mr. Hagan should be grandfathered to have chickens at the property.

Dan Hoerr, Patterson Avenue, questioned if the property could be rezoned to allow Mr. Hagan to have the chickens or if he could be considered a business.

Mr. Hoerr stated that he is in support of people being permitted to adjust their lot lines and make changes their property and be able to obtain waivers. He added that along with others, he believes the lot line changes for the property on White Oak Road were made for a potential data center and he is not in favor of the use on this property. He expressed his concerns.

Michael Herring, White Oak Road, expressed his concerns regarding data centers. There was discussion.

Jennifer Scott, Eckert Road, stated that Peach Bottom is the perfect location for an AI Center. She stated that our regulations should not allow for data centers to be located near preserved farms.

Brad Mummert, 665 White Oak Road, expressed his concerns regarding data centers and the impact on firefighting.

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

Mr. Saylor thanked the public for their comments.

Mr. Moyer stated that he has received his newsletter and it is very nice.

Ms. Kerchner thanked everyone for attending. She commented that the Board is also trying to learn about different topics and requested patience as staff is working on different items.

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 at 8:41 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT
September 15, 2025

Josh Myers
Mike Herring
Kasie Ream
Katie Kline
Gary Bartnik
Charlie Golden
Danielle Harris
Melissa Beaverson
Dan Hoerr
Titus & Judy Tracy
Sondra Tabeling
Charlene & David Scott
T. Baker
Sue Aspey
Levi Esh
Gail Leiphart
Nicole Shultz
Janda Wright
Troy Engle
Wendy Mummert
Brad Mummert
Jennifer Scott
Seth Davidson
Helen Spangler
Andrew Nelson
David Hagan
William Gassmyer
Aaron Lapp
Jim Raver
Dennis Bartnik
Andrew Bartnik
D. Crotty
Scott Gingrich

Shaw Surveying
White Oak Road
Golden Connections
Explore York
1011 Delta Road Red Lion PA
950 Dietz Road York PA

Explore York
Patterson Avenue Windsor PA
320 White Oak Road Red Lion PA
612 Nottingham Way Red Lion PA
191 White Oak Road Red Lion PA
195 White Oak Road Red Lion PA
165 White Oak Road Red Lion PA
275 White Oak Road Red Lion PA
2175 Freysville Road Red Lion PA
810 White Oak Road Windsor PA
2215 Freysville Road Red Lion PA
60 White Oak Road Red Lion PA
665 White Oak Road Red Lion PA
665 White Oak Road Red Lion PA
310 Eckert Road Windsor PA
225 Manor Road Red Lion PA
3870 Mt. Pisgah Road York PA
3550 E. Prospect Road York PA
830 Lombard Road Red Lion PA
1004 Margherita Court Red Lion PA
4709 Fake Road York PA
825 Lombard Road Red Lion PA

Manor Road
Alliance Fire & Rescue