

WINDSOR TOWNSHIP BOARD OF SUPERVISORS
November 17, 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 October 20, 2025 and November 3, 2025 meetings were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
 - A. Mrs. Gunnet advised that she has received a copy of the Audit Report for the Volunteer Firefighter's Relief Association of Leo Independent Fire Engine Company No. 1. It covers the period of January 1, 2021 to December 31, 2023. There were several findings all of which will be addressed.
 - B. Mrs. Gunnet advised that she has received a copy of the Windsor Township Liquid Fuels Tax Fund Audit from the Department of the Auditor General. It covers the period of January 1, 2023 to December 31, 2024. There were no findings.
 - C. Mrs. Gunnet advised that she has received a letter from Republic Services informing that they have applied to PennDEP for Plan Approval of a Leachate Evaporator System.
 - D. Mrs. Gunnet advised that she has received a letter from the York County Advanced Technical Rescue requesting funding in 2026. She stated that they are requesting a \$1,000 donation. On the motion of Stan Saylor seconded by Kim Moyer, the Board approved a \$1,000 donation in 2026. Motion carried. Three votes yes.
5. Windsor Township Fire & Emergency Rescue Services Association – Scott Gingrich was present.
 - A. Mr. Gingrich advised the next Fire Chief's Meeting will be held at Alliance Fire on December 18, 2025 at 7:00 p.m.
 - B. Simulator repair – There was no update.
 - C. Tax Year 2024 – Volunteer Firefighter Credits – Mrs. Gunnet advised that only 5 of the 12 eligible volunteers applied for the credit. The Fire Chiefs had been given a list of those that qualified and had not requested the credit.

6. York County Regional Police Department – Chief Damon was present.

- A. Chief Damon reviewed the monthly report and year to date statistics. The monthly report is available for review.

7. Mike Farber – 613 Kenyon Drive – Ordinances regarding chickens, birds, livestock and emotional support animals – Mr. Farber advised that he would like the Board to reconsider the arbitrary ordinances regarding chickens and livestock that do not address the health and well being of the residents. He noted that he moved here from New Freedom approximately two years ago. He stated that his significant other would like to have emotional support chickens and he is asking the Board to be reasonable. He reviewed the recommendations from the USDA for the amount of land required for a chicken. He stated that the Township's rules are unconstitutional.

Dan Hoerr, Patterson Avenue, stated that he is in support of property rights but there needs to be regulations in place and he feels that zoning has a purpose. He advised that he is not in favor of having livestock in residential developments. He stated that he is irritated with people using emotional support animals as a reason to not have to meet regulations. He commented that Mr. Farber has an armory business in his home and if there is an issue with emotional support then maybe they should not be around firearms. He advised that he does not believe the regulations should be changed.

Mr. Farber commented that he takes offense that emotional support animals are used as a loophole. He stated that the chickens are a way to get her out of the house to take care of them. He added that he would buy 5 acres if he could afford it.

8. Matt Dietz – President of Windsor Borough Council – Stormwater Issues – No one was present.
9. Dennis Bartnik – Recreational Vehicle Ordinance – Gary Bartnik, 1011 Delta Road advised that he has reviewed the draft and questioned if electric vehicles have been removed. Mr. Allison advised that they are included under “all motorized vehicles”. There was discussion. Mr. Bartnik stated that he would prefer that electric vehicles be excluded but thanked the Board for making changes that make the regulations less restrictive than the current ordinance. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the draft. Motion carried. Three votes yes. Mr. Allison advised that it will be advertised for adoption in December.
10. 2026 Proposed Budget – Open for Inspection – Mr. Allison advised that the proposed budget is open for inspection. He noted that the Real Estate Tax millage rate will remain at .85 and the Fire Hydrant Tax will remain at .1 mills. The Fire Tax will be increasing from .25 to .35 mills. There will be a \$5.00 increase to the quarterly sewer bill. The budget is scheduled for adoption at the December 15, 2025 Board meeting.

11. 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 #7 – \$652,338.74

York Excavating – AFP #8 – \$209,028.42

Shannon A. Smith – AFP #7 – \$19,818.86

MidState Mechanical – AFP #6 – \$44,280.14

Garden Spot – AFP #2 – \$48,960.00

Change Order #3 – eci Construction – \$5,774.00 – Gym roof support brackets

DCED Grant – Approval of 6 month time extension

Mr. Kraft informed that all of the trades are working on the building.

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

eci Construction – AFP #7 – \$652,338.74

York Excavating – AFP #8 – \$209,028.42

Shannon A. Smith – AFP #7 – \$19,818.86

MidState Mechanical – AFP #6 – \$44,280.14

Garden Spot – AFP #2 – \$48,960.00

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

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Change Order #3 for eci Construction in the amount of \$5,774.00. Motion carried. Three votes yes.

Mrs. Gunnet advised that the deadline to spend the DCED funds has been extended until December 31, 2026. The current estimated completion date for the building is July 21, 2026.

C. Kendale Heights, Lot 106 detention pond repairs – Update – Mrs. Gunnet advised that the property was sold at tax sale. The new owner has been sent a letter informing of the impending repairs that will be made to the property. She noted that she has not been contacted yet by the owner. Mr. Saylor questioned if there is a penalty if the job is cancelled. Attorney Dillinger advised that he would need to review the contract but acknowledged that it is acceptable to move forward with the repair work.

- D. Security reduction – Kensington – Remaining Lands & York Excavating Company Office Building – Mr. Kraft advised that he is recommending a security reduction for Kensington – Remaining Lands, in the amount of \$448,002.90 which will leave a remaining balance of \$7,447,166.10 and a reduction for the York Excavating Company Office Building in the amount of \$137,389.75 which will leave a remaining balance of \$61,875.00. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the reductions based on the recommendation of the Township Engineer. Motion carried. Three votes yes.
- E. Rt.124/Freysville Road – Traffic Signal Design/Maintenance Agreement – Update – Mr. Kraft advised that he had reached out to PennDOT regarding turning lanes at the intersection. The Board has received a copy of the response letter. PennDOT is standing firm that warrants are not met using the design year 2045 even with the inclusion of the anticipated trips from Prospect Place. The intersection will be constructed to accommodate for the future installation of turning lanes. Mr. Saylor commented that he is dissatisfied as this will cost the Township money in the future. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Traffic Signal Design/Maintenance Agreement for the Rt. 124/Freysville Road intersection. Motion carried. Two votes yes. Mr. Saylor voted no.

12. Solicitor:

- A. Red Lion Municipal Authority – Resolution & Agreement for elimination of Pump Station B – Attorney Dillinger advised that there had been previous discussions with the Red Lion Municipal Authority regarding the elimination of their pump station on Freysville Road and they have decided that they now want to move forward. This will require the Intermunicipal Agreement to be updated. There was discussion on the use of flow meters to ensure accuracy. This will be discussed at future meetings.

13. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for November. There were no questions.
- B. Update – Reconciliation billing from York Township – Mrs. Gunnet advised that a meeting will be held this week to discuss the matter further.
- C. Paving/Oil & Chip cost per mile and 5 year road maintenance projection – Ms. Kerchner advised that the Board has received a report from Mr. Trout. He noted that it will be adjusted as necessary.

14. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for October. There were no questions.

- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for October. There were no questions.
- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for October. There were no questions.
- D. Recreation Commission – Update – A meeting was not held in November.
- E. Ms. Kerchner advised that the Board meeting scheduled for December 1, 2025 will be cancelled.
- F. Stormwater Maintenance Agreements:

Robert E. Rauhauser – New Home & Detached Building – 494 Windsor Road
James R. & Kelly L. Bragg – New Home – 750 Dietz Road
Terry McKee & Brett Gunther – New Home – 770 Dietz Road
Christopher & Karol Schaeffer – New Home – 780 Dietz Road
Levi & Malinda Esh – Two High Tunnels – 275 White Oak Road

Mr. Allison advised that these are standard agreements. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Stormwater Maintenance Agreements as presented. Motion carried. Three votes yes.

- G. Expiration of Terms as of December 31, 2025 – Ms. Kerchner advised that the Board has received a listing with the Expiration of Terms. Mrs. Gunnet noted that Samuel Waltemyer did not run for reelection as an auditor and the write-in votes have not been tabulated yet.
- H. 2026 Interest rate for investment accounts – Orrstown Bank – Mrs. Gunnet advised that she did an RFP for the investment accounts. Orrstown Bank was the only institution to respond. They have submitted for a floor of 2.75. It was the consensus of the Board to keep the investment accounts with Orrstown Bank.
- I. Travis L. & Chanda Garver – 850 Burkholder Road – Isolation Agreement for their septic system – Mr. Allison advised that a new septic system must be installed and due to the small lot size they are unable to meet the setbacks between the well and septic system, septic system and dwelling and septic system and property line. Based on Best Technical Guidance, the Sewage Enforcement Officer is recommending approval of this Agreement. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Isolation Agreement for Travis and Chanda Garver. Motion carried. Three votes yes.

15. Unfinished Business – There was none.

16. Public Comment – Janda Wright, Freysville Road, questioned if the Township could install the turning lanes at the Freysville and East Prospect intersection in conjunction with PennDOT's improvements. Mr. Kraft advised that the Township would need approval from PennDOT and since the turning lanes are not warranted, it is highly unlikely that they would grant approval.
17. Supervisors Comments – Ms. Kerchner asked the Board if they had any comments.

Mr. Saylor wished everyone a Happy Thanksgiving.

Mr. Moyer stated that he understands that the topic of chickens in residential communities is difficult. He noted that some developments may also have covenants and restrictions regarding livestock.

Mr. Moyer advised that he attended the dedication of the Kreutz Creek Bridge to Private Myles Ness. He stated that it was a very nice ceremony with military veterans in attendance.

Ms. Kerchner wished everyone a Happy Thanksgiving. She thanked the residents for their input.
18. On the motion of Kathy Kerchner seconded by Stan Saylor, the bills were approved. Motion carried. Three votes yes.
19. The meeting of the Windsor Township Board of Supervisors adjourned at 7:20 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT
November 17, 2025

Dan Hoerr
Chief Tim Damon
Janda Wright
Lauren Bartnik
Gary Bartnik
Steve Coble
Mike Farber
Melissa Cahill
Cliff & Yvette Engle
Lonnie Dettinger
John Stone
Scott Gingrich

Patterson Avenue Windsor PA
York County Regional Police Dept.
Freysville Road Red Lion PA
Delta Road Red Lion PA
Delta Road Red Lion PA
Beverly Hills Court Red Lion PA
Kenyon Drive Red Lion PA
Kenyon Drive Red Lion PA
5 Valley View Drive Windsor PA
324 Pleasant Corner Court Red Lion PA

Alliance Fire & Rescue