

WINDSOR TOWNSHIP BOARD OF SUPERVISORS
December 15, 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 November 17, 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 Environmental Protection with their Administrative Completeness Review regarding a Minor Permit Modification for Settled Grade Recovery for Modern Landfill. This will allow for areas of the landfill that have been capped to be reopened and filled where it has settled. It is anticipated that this will extend the life of the landfill an additional 3.5 years for a total life of 5.5 years.
 - B. Mrs. Gunnet advised that she has received notification from Comcast regarding price adjustments. She stated that the information is available for review.
 - C. Mrs. Gunnet advised that she has received a letter from Golden Connections thanking the Board for the additional donation during the government shutdown.
 - D. Mrs. Gunnet advised that she has received information from PSATS announcing that the 2026 Education Conference will be held from April 19 – 22, 2026 at the Hershey Lodge & Convention Center.
 - E. Mrs. Gunnet advised that she has received a letter from Andrew Howdyshell, 400 Trolley Road, requesting exemption of interim taxes. She noted that the Board previously exempted him from taxes due to veteran status but he neglected to renew. The Board agreed to grant an exemption if the County exempts their fees.
 - F. Mrs. Gunnet advised that she has received a letter from Guy Breckenridge, 370 Barclay Drive, expressing his concerns regarding road safety at his property. She explained that his property backs up to Freysville Road and he has experienced cars going over the embankment and damaging his property. He had also sent a copy of the letter to PennDOT. It was agreed that due to this being on a state road, the Township could not install guardrails. Attorney Dillinger noted that since it is on a state road, there is no liability to the Township.

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 – Mr. Gingrich noted that this would be a spring project.
 - C. Mrs. Gunnet advised that the Board previously had signed letters of support for the fire companies to pursue LSA Grants. She stated that she has been informed of projects and amounts that the grants were applied for. SAFER applied for \$917,858.00 for the replacement of a fire truck. Laurel Fire Company applied for \$600,000.00 for the acquisition of land. Alliance Fire Company applied for \$398,273.00 for building enhancements.
6. York County Regional Police Department – No one was present.
 - A. The monthly report is available for review.
7. Mike Farber – 613 Kenyon Drive – Ordinance changes – Mr. Farber was not present.
8. Matt Dietz – President of Windsor Borough Council – Stormwater Issues – Mr. Dietz advised that they have concerns about flooding that is taking place in the Borough and feel that it is coming from the Township. There was discussion regarding water flow in the area of South Camp Street and Thomas Armor Drive, along South Camp Street near the DiPietro and Raver farms and along Route 624 across from the previous Tastykake factory. There was also discussion regarding flooding on Prospect Street in front of Mazie Gable Elementary School. It was noted this is in Red Lion Borough. It was suggested to contact PennDOT if the flooding issues are on State routes.

John Runge with Gordon L. Brown & Associates, advised he is the Engineer for Windsor Borough. There was additional discussion regarding inlets and possible improvements to help with the water runoff. Mr. Saylor commented that he is willing to work with the Borough. Mr. Allison advised that there are other parties that would need to be involved as work would take place on private property and there is also a Met-Ed Easement on South Camp Street. It was suggested to contact the York County Conservation District to determine if they have any regulations that could be beneficial.

Mr. Dietz stated that he believes if a holding pond was installed on Racetrack Road, this would help with the runoff from the Mazie Gable area. Mr. Trout advised that this was looked at in the past and it would not work due to the elevation.

Mr. Dietz stated that a sewer pipe was installed when the Windsor Manor Pump Station was eliminated. He commented that he believes it is leaking as there was an area of green grass

when the other areas had turned brown. Mr. Trout advised that this line had been televised and it is sealed tight. The footage will be sent to Windsor Borough as confirmation.

Discussion continued regarding the water runoff issues.

9. Plan for Conditional Approval:

- A. PROSPECT PLACE – Preliminary Subdivision Plan #223045 by R.J. Fisher & Associates, 287 lots along East Prospect Road, Freysville Road, Mountain Road and Stonewood Road – Phil Patrino with McNees, Wallace & Nurick, advised that present with him this evening are Ben Heisey with R.J. Fisher & Associates and Joe Fiortino with Triple Crown Development. He explained that this plan is designed under R-1 zoning regulations from the previous Zoning Ordinance as plans had been submitted prior to the zoning change. There are 285 single family lots and 2 estate lots being proposed. Attorney Patrino advised that the Windsor Township Planning Commission has recommended preliminary approval and added that he believes the plans are technically compliant but acknowledged that there are still outside agency approvals needed. He stated that they are looking for conditional approval of the plan this evening.

Mr. Kraft confirmed that there are some minor changes required and approvals from outside agencies have not been obtained yet. He noted that he does not believe there would be any design changes required to obtain these approvals. He added that there are 2 waiver requests. Both he and Attorney Dillinger acknowledged that the Board typically does not give conditional approvals but advised that they are comfortable with conditional approval of the plan.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the waiver of Section 306.L of the Stormwater Ordinance regarding shade tree plantings along the southern shore of Basins 2 and 3. Motion carried. Three votes yes.

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the waiver of Section 306.N of the Stormwater Ordinance to not require a level spreader at the outfall on infiltration Basin 2. Motion carried. Three votes yes.

Mr. Kraft advised that the outstanding comments are as follows:

- Transportation Improvement Agreement
- Stormwater Management Operation and Maintenance Agreement
- NPDES Permit
- PennDOT Highway Occupancy Permit
- Sewage Planning Module approval
- Notation that sewer run “F” will be owned and maintained by the Homeowners Association
- Revisions as indicated in the C.S. Davidson review letter dated 12/12/2025

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board conditionally approved the plan based on the comments provided by the Township Engineer. Motion carried. Three votes yes.

10. Adoption of Ordinance #2025-12-01 – Recreational Vehicle Ordinance – Dennis Bartnik, 122 Morningside Drive, thanked the Board for considering and making changes to the Recreational Vehicle Ordinance. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Recreational Vehicle Ordinance, Ordinance #2025-12-01. Motion carried. Three votes yes.
11. Proposed amendment to Zoning Ordinance – Data Centers – Mr. Allison advised that the proposed ordinance has been before the Windsor Township Planning Commission for review and they have recommended to send the draft to the Board. He stated that much time has been spent on training sessions, researching other ordinances and discussions to create this draft. He asked if the Board had any questions or would like to make changes.

Mr. Saylor stated that he would like data centers to be included in the commercial zones. Mr. Moyer agreed, adding that he would like to include them in both the General Commercial and Neighborhood Commercial zones. He explained that he and Mr. Saylor visited Loudoun County, Virginia, which is described as the data center capital. He stated that the centers were located in commercial areas. Mr. Saylor added that there were several that were located adjacent to apartment buildings. They took a decibel reader and found that all produced a level that would comply with the Township's current noise regulations.

Attorney Dillinger noted that the purpose for these regulations is to provide for this type of use so that it is not deemed exclusionary. Ms. Kerchner added that the Board is trying to protect the residents of the Township.

Janda Wright, Freysville Road, questioned if the Township needs to allow for this use in a commercial zone simply because other locations permit it. She questioned the exclusion of Section 3 in the draft. Mr. Allison advised that once this section is finalized, it will provide detail on how the conditional use is handled. This still needs to be addressed with Attorney Dillinger.

Yvette Engle, 5 Valley View Drive, stated that she is not in favor of data centers being permitted in a commercial zone and questioned why the Board felt they should be. Mr. Saylor commented that based on his trip to Virginia, he feels the use fits in this zone. He added that this also provides additional parcels on which they could be constructed which could keep the Township from needing to rezone parcels to provide for additional Industrial zoning at this time. There was discussion on the permitted height of a building for the use.

Tina Baker, White Oak Road, stated that there is a rumor that the data center company is no longer interested in the Stone property but are interested in a different parcel. She added that it was also said that there is an approved solar farm on Mt. Pisgah Road. Mr. Allison advised that the Zoning Hearing Board granted a Special Exception for a solar farm on the Riddle property

on Mt. Pisgah Road. There have been discussions with the engineer for the solar company but plans have not been submitted. Ms. Baker stated that she is in favor of data centers being permitted in the commercial zones.

12. Adoption of 2026 Proposed Budget: Resolution #2025R-12-02 – Tax Levy & Resolution #2025R-12-03 – Non-Uniform Pension Contribution rate – Mr. Allison advised 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 beginning with the May 2026 invoice. Public safety accounts for 47% of the budget and Public Works 28%.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2025R-12-02 to set the Tax Levy. Motion carried. Three votes yes.

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Resolution #2025R-12-03 to set the Non-Uniform Pension Contribution rate. Motion carried. Three votes yes.

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the 2026 Budget. Motion carried. Three votes yes.

13. 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 #8 – \$551,593.30

York Excavating – AFP #9 – \$43,315.15

Shannon A. Smith – AFP #8 – \$90,043.36

Change Orders:

Change Order #4 – eci Construction – Time Extension to 7/31/2026 - \$0

Change Order #4 – York Excavating – Time Extension to 7/31/2026 - \$0

Change Order #1 – MidState – Time Extension to 7/31/2026 - \$0

Change Order #2 – Shannon A. Smith – Time Extension to 7/31/2026 - \$0

Change Order #1 – Garden Spot Mechanical – Time Extension to 7/31/2026 - \$0

Mr. Kraft informed that masonry and roofing work continues and temporary electric service will be installed.

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

eci Construction – AFP #8 – \$551,593.30
York Excavating – AFP #9 – \$43,315.15
Shannon A. Smith – AFP #8 – \$90,043.36

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 the Change Orders for time extension to July 31, 2026 as presented. Motion carried. Three votes yes.

14. Solicitor:

- A. Red Lion Municipal Authority – Resolution #2025R-12-01 – Adopting Act 537 Sewage Facilities Plan Update & Agreement for elimination of Pump Station B – Attorney Dillinger advised that a Resolution has been prepared to update the Act 537 Plan due to the elimination of Pump Station B in Red Lion Borough. A flow meter will not be installed as all invoicing is based off of EDU counts. Attorney Dillinger advised that York Township, Red Lion Borough and the Red Lion Municipal Authority have already executed their agreements. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Resolution #2025R-12-01. Motion carried. Three votes yes.
- B. Intergovernmental Agreement – Red Lion Municipal Authority, Red Lion Borough, York Township and Windsor Township – Elimination of Pump Station B on Freysville Road – On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Intergovernmental Agreement. Motion carried. Three votes yes.

15. 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 – \$310,227.42 – Ms. Kerchner advised that information had been provided to the Township justifying the amount owed due to the billing error. Ms. Kerchner advised that staff is satisfied. A lump sum payment for approval is on the bills list this evening.

16. Other Business:

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

- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for November. There were no questions.
- D. Recreation Commission – Update – Ms. Kerchner stated that she did not attend the December meeting.
- E. Stormwater Maintenance Agreements – Barry Knaub, Jr. –1215 Bahn's Mill Road – New Home – Mr. Allison advised that this is a standard agreement. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Stormwater Maintenance Agreement. Motion carried. Three votes yes.
- F. Stormwater Ordinance waiver – Barry Knaub, Jr. –1215 Bahn's Mill Road – Waiver of front yard setback – Mr. Allison advised that they are proposing to install stormwater controls within the front yard setback. Mr. Kraft advised that he does not have an issue with the waiver request as the road is not likely to be widened in this area. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the waiver of the Stormwater Ordinance. Motion carried. Three votes yes.
- G. Well Isolation Agreement: Horace & Shirley Treadway Estate – 880 Springvale Road – Mr. Allison advised that this is the standard agreement. It has been recommended for approval by the Sewage Enforcement Officer. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Agreement. Motion carried. Three votes yes.
- H. Preventative Maintenance – HVAC system at Administration Building – Mrs. Gunnet advised that she sent out a proposal for the HVAC system maintenance at the Township Office. There were two companies that submitted a proposal. She stated that since the quotes are close in price, she is recommending to retain HB McClure as they are familiar with our system. On the motion of Kathy Kerchner seconded by Stan Saylor, the three year Preventative Maintenance proposal from HB McClure was accepted. Motion carried. Three votes yes.
- I. Vacancy – Elected Auditor – Mrs. Gunnet advised that Mr. Waltemyer did not choose to run again for the position of Elected Auditor. There was a write-in but there are two residents with the same name and since they were unable to determine which one, they did not award a winner. The appointment must be made within 30 days of the term expiring. This means the final date to appoint someone is January 30, 2026.
- J. Ms. Kerchner advised that the Reorganizational Meeting will be held on Monday, January 5, 2026 at 6:00 p.m.
- K. Ms. Kerchner advised that the Elected Auditors Meeting will be held on Tuesday, January 6, 2026 at 9:00 a.m.

- L. Transfers: Solid Waste Fund to General Fund and General Fund to Vehicle & Equipment Fund – Mrs. Gunnet advised that a surplus is expected in General Fund so the Solid Waste Fund transfer is not necessary. The transfer from General Fund to Vehicle & Equipment Fund will be in the amount of \$4,721.74.
 - M. Ms. Kerchner thanked Windsor Valley Farms for providing the beautiful winter decorations at the entrance to the Township Office.
 - N. Food drive in conjunction with Pictures with Santa – Benefiting Community Reach – Ms. Kerchner commented that there was not a great turnout for the Pictures with Santa event but there was a considerable amount of food donations received to benefit Community Reach.
17. Unfinished Business – There was none.
18. Public Comment – There was none.
19. Supervisors Comments – Ms. Kerchner asked the Board if they had any comments.
- Mr. Saylor wished everyone a Merry Christmas and a Happy New Year.
- Mr. Moyer echoed Mr. Saylor's wishes.
- Ms. Kerchner thanked everyone for attending and providing input. She wished everyone a Merry Christmas and Happy New Year.
20. On the motion of Kathy Kerchner seconded by Kim Moyer, the bills were approved. Motion carried. Three votes yes.
21. The meeting of the Windsor Township Board of Supervisors adjourned at 7:58 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT
December 15, 2025

Dan Hoerr
Christine Emma
Janda Wright
Joe Fortino
Tina Baker
Levi Esh
Cliff & Yvette Engle
Gary & Lauren Bartnik
Seth Davidson
Matt Dietz
John Runge
Steve Coble
Dennis Bartnik
Phil Petrina
Ben Heisey
Scott Gingrich

Patterson Avenue Windsor PA
Patterson Avenue Windsor PA
Freysville Road Red Lion PA
Triple Crown Development
White Oak Road
275 White Oak Road Red Lion PA
5 Valley View Drive Windsor PA
1011 Delta Road Red Lion PA
225 Manor Road Red Lion PA
33 W. High Street Windsor PA
Gordon L. Brown & Associates
Beverly Hills Court Red Lion PA
122 Morningside Drive Red Lion PA
McNees, Wallace & Nurick
R.J. Fisher & Associates
Alliance Fire & Rescue