

WINDSOR TOWNSHIP BOARD OF SUPERVISORS  
January 19, 2026

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 January 5, 2026 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 PA Department of Military & Veterans Affairs informing that David L. Rupe of 3015 Acorn Lane, qualifies for tax exemption. The County has also received the letter. If they choose to exempt the taxes, the Township will follow suit.
  - B. Mrs. Gunnet advised that she has received a copy of a news release from Modern Landfill providing information on the extension of their operation timeframe. The Board has also received a copy of the letter.
  - C. Mrs. Gunnet advised that she has received a letter from The Halpern Law Firm regarding a potential civil action. Mrs. Gunnet noted that the letter has been forwarded to MPL Law and our insurance agent. She added that other municipalities have received the same letter.
  - D. Mrs. Gunnet advised that she has received a letter from the Red Lion Grange requesting forgiveness for their 2025 Real Estate taxes. The letter states that they are now tax exempt and are asking for forgiveness of the 2025 real estate taxes that were paid. It was noted that they do receive income from rentals but there are provisions as a Lodge. The school district has received the same letter and have requested additional information. The Board agreed to obtain the same information as the school district to confirm they meet the requirement for tax exemption.
5. Windsor Township Fire & Emergency Rescue Services Association – Scott Gingrich was present. He advised that he is working to complete all of their reports. There was discussion regarding Knox Boxes.
  - A. Mr. Gingrich advised the next Fire Chief’s Meeting will be held at SAFER (Dallastown) on February 26, 2026 at 7:00 p.m.
  - B. Simulator repair – Mr. Gingrich noted that this would be a spring project.

C. Mrs. Gunnet advised that 18 firefighters qualified for the Volunteer Firefighter Service Credit Program.

6. York County Regional Police Department – Chief Damon was present. He reviewed the monthly report and provided an overview of the 2025 yearly statistics. He advised that he will be working on the annual report.

Ms. Kerchner noted that there was recently an accident at Cape Horn Road and Old Dutch Lane. She questioned how it is determined which municipality it occurred in. Chief Damon advised that it is determined by the location of the point of impact.

A. The monthly report is available for review.

7. Buser property – Concept Plan – Dave Koratisch of Warehaus advised that Themis Sacarellos who has an agreement to purchase the Buser tract is also present. Attorney Stacey MacNeal with Barley Snyder was also present. Mr. Koratisch noted that they have met with staff several times and were before the Windsor Township Planning Commission to discuss two concepts for the development of the Buser tract which is located at the corner of Windsor Road and Cape Horn Road. The property is approximately 180 acres of which 95 acres is zoned General Commercial (C-1) and 85 acres is zoned Medium Density Residential (R-2). He advised that they have 2 concept plans, neither of which meet the regulations under the current Zoning requirements.

Mr. Koratisch advised that Option #1 would have approximately 780 residential units of mixed types, residential units with lower level storefronts and 15 acres for commercial use. It would require a Traditional Neighborhood Development (TND) overlay. Option #2 would have a warehouse approximately 1 million square feet, 240 duplex and single family residential units and 15 acres for commercial use.

It was noted that regardless of the type of development that occurs on the property, PennDOT would determine the extent of the traffic improvements as both Windsor Road and Cape Horn Road are State Roads. Belle Road would be extended across Cape Horn Road to access the site. Concerns were raised regarding tractor trailer traffic.

Attorney MacNeal advised that with Option #1, a TND overlay and Ordinance amendment would be required which would determine the uses permitted and design criteria. With Option #2, a portion of the land would need to be rezoned to Industrial to allow for the warehouse.

Mr. Sacarellos advised that he is the developer for the site and has an installment sales agreement. He commented that based on the market for commercial businesses, it is impossible to develop all the land that is zoned commercial. He stated that a warehouse has no impact on the Red Lion Area School District and the developers for the this type of use have more financial backing that would be able to make traffic improvements. It was noted that Mr. Sacarellos has been contacted by developers for warehousing. There was discussion on how this design would look on the property, operation of a warehouse and traffic.

Dan Hoerr, Patterson Avenue, questioned how they would anticipate less traffic with an industrial use than a commercial use. Attorney MacNeal advised that it is based on standardized trip details. There was further discussion.

Janda Wright, Freysville Road, questioned the process to develop an industrial use in regards to traffic. Attorney MacNeal explained that they would have studies done and work directly with PennDOT. All of PennDOT's requirements would need to be addressed before they would issue a permit. There was additional information provided on this process by both Attorney MacNeal and Mr. Kraft.

Attorney Dillinger advised that the developer is only looking for thoughts on these concepts. The Board needs to decide what we want our zoning to look like in this area. Ms. Kerchner commented that she understands that the land will be developed but she is not ready to make a decision this evening.

There was discussion on how different types of development for this tract would impact the value of the existing homes.

Yvette Engle, White Oak Road, questioned the current zoning of the property. Mr. Allison advised that it is General Commercial and Medium Density Residential. Mr. Sacarellos advised that it can be developed somewhat as it is currently zoned, but the markets show that much commercial is now ecommerce and there is less need for brick and mortar stores.

Gary Bartnik, Delta Road, stated that a warehouse has a large impact on traffic. He stated that a new exit is planned onto Route 83 between Emigsville and Strinestown due to the warehouses. He expressed his concerns regarding traffic.

Christine Emma, 20 Patterson Avenue, questioned if the land could be zoned R-1. Mr. Saylor stated that this is not one of the options they are presenting this evening. Ms. Emma expressed concerns regarding traffic as she had previously worked at a distribution center.

Cliff Engle, White Oak Road, questioned if the building will be leased prior to being constructed, noting that there are warehouses sitting vacant. Mr. Sacarellos advised that it would be built with a confirmed tenant.

Attorney Dillinger reiterated that the Township needs to look at the zoning in this area of the Township and decide how they would like to proceed. The Board agreed that they were not ready to make a decision this evening and would take the concepts under advisement.

8. Township Engineer:

- A. Engineer's Report – Mr. Kraft advised that the Board has received the Engineer's Report. Mr. Moyer questioned if the Engineering Fees for the Community Center were included in the original quote. Mr. Allison advised that the engineering fees were budgeted but were separate of the construction bid. Mrs. Gunnet advised that the fees from Capital

Construction Management were also budgeted separately. She noted they have agreed not to increase their fees although the timeframe for completion has been extended.

B. Community Center:

Update

Payment Applications:

eci Construction – AFP #9 – \$136,206.70

MidState – AFP #7 – \$25,128.60

Shannon A. Smith – AFP #9 – \$8,183.91

Garden Spot – AFP #3 – \$4,995.00

Mr. Kraft informed that there is temporary power to the building now. He added that the gas line needs to be relocated.

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

eci Construction – AFP #9 – \$136,206.70

MidState – AFP #7 – \$25,128.60

Shannon A. Smith – AFP #9 – \$8,183.91

Garden Spot – AFP #3 – \$4,995.00

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

9. Solicitor – Attorney Dillinger reported that he has provided staff with a red line of the proposed Data Center Ordinance. He stated that if the Board wishes to discuss the litigation letter further, this may be done in an Executive Session. He thanked the Board for reappointing him as the Township's Solicitor for 2026.

10. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for January. There were no questions.
- B. Mrs. Gunnet advised that it had been discussed during the budget that the sewer bill would be increasing \$5 per quarter to help offset costs. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the sewer bill rate of \$130 beginning with the May, June, July 2026 quarter. Motion carried. Three votes yes.
- C. Approval to purchase – undercarriage waster - \$1,400.00 – Mr. Trout advised that the washer was installed in 2009 when the building was constructed and is used frequently. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the purchase of an undercarriage washer in the amount of \$1,400.00. Motion carried. Three votes yes.

11. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for December. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for December. There were no questions.
- C. Recreation Commission – Update – Ms. Kerchner stated that the meeting in January was cancelled.
- D. Vacancy – Elected Auditor – Mrs. Gunnet advised that only one letter of interest was received. On the motion of Kathy Kerchner seconded by Stan Saylor, Mike Herring was appointed to fill the vacancy as an Elected Auditor. Motion carried. Three votes yes.
- E. Ms. Kerchner advised that the Board meeting scheduled for February 2, 2026 will be cancelled.
- F. Windsor Borough Stormwater concerns – Update – Mrs. Gunnet advised that she had reached out to the York County Conservation District. They will only investigate if a complaint is filed. This would need to be done by Windsor Borough and they are aware of this. The information requested by John Runge has been provided to him. A response has not been received.
- G. Telephone system – VOIP – \$3,425.29 – Mrs. Gunnet advised that the phone system needs to be replaced. The amount is slightly over what was budgeted. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the purchase of the VOIP telephone system in the amount of \$3,425.29. Motion carried. Three votes yes.
- H. Ms. Kerchner advised that the Board has received a copy of the 2025 Building Permit Summary.
- I. Stormwater Maintenance Agreements – Cameron Cox & Ashley Caudell – 361 Springvale Road – New Home – Mr. Allison advised that this is a standard agreement. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Stormwater Maintenance Agreement. Motion carried. Three votes yes.
- J. York County Open Space Improvements grant program – Shade at tennis courts – Mrs. Gunnet advised that the grant application has been denied.
- K. Possible amendment to Windsor Township Employee Handbook – Mrs. Gunnet advised that the Highway Department is requesting that they be paid double time for callouts on Thanksgiving Day, Christmas Day and New Years Day. Currently they are paid for 8 hours of holiday pay at regular rate. Any additional hours worked are paid at time and a half.

She noted that most other municipalities have the same pay structure. After discussion, the Board decided that no changes should be made.

17. Unfinished Business – There was none.

18. Public Comment – Tina Baker, White Oak Road, questioned if a property could be rezoned from a higher intense use to that of a lower intensity. Attorney Dillinger advised that this is permitted so long as the requirements of the Municipalities Planning Code for rezoning are met. Ms. Baker asked if a property could be rezoned after a use exists on the property. Attorney Dillinger advised that this is also permitted.

Dan Hoerr, Patterson Avenue, questioned what could currently be constructed on the Buser tract. Mr. Allison advised that the residentially zoned portion is R-2 so a higher density development is already permitted. He noted that what was discussed this evening is only a conceptual idea and further designing is required. Mr. Hoerr commented that there should be a way to prevent the commercial vehicles from entering the residential area.

Janda Wright, Freysville Road, questioned if there is an update on the Data Center Ordinance. Attorney Dillinger stated that he needs to have discussions with staff. He explained that since it is an amendment to the Zoning Ordinance, there will be a Public Comment period before adopting. Ms. Wright stated that she is not in favor of them being permitted in the commercial zone. Mr. Saylor commented that after seeing them in person, he feels they could blend in.

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

Mr. Saylor did not have any comments.

Mr. Moyer thanked everyone for their comments this evening.

Ms. Kerchner echoed Mr. Moyer's thoughts.

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

21. The meeting of the Windsor Township Board of Supervisors adjourned at 8:00 p.m.

Respectfully submitted,

Jennifer L. Gunnet  
Secretary

CITIZENS PRESENT

January 19, 2026

Brita Runkle

Scott Runkle

Janda Wright

Tina Baker

Stacey MacNeal

David Koratich

Chief Tim Damon

Cliff & Yvette Engle

Dan Hoerr

Christine Emma

Christos Sacarellos

Themis Sacarellos

Gary Bartnik

Frank Messina

Scott Gingrich

Freysville Road Red Lion PA

White Oak Road

Barley Snyder

Warehaus

YCRPD

Valley View Drive Windsor PA

Patterson Avenue Windsor PA

Patterson Avenue Windsor PA

Memory Lane Ext

School Street

Delta Road

Alliance Fire & Rescue