

WINDSOR TOWNSHIP BOARD OF SUPERVISORS
March 16, 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 February 16, 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 PennDOT regarding the traffic study that was completed at the intersection of Freysville Road and Mt. Pisgah Road. The study recommended that the intersection be changed to a multi-way stop. This will be added to PennDOT's work schedule.
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 Laurel Fire Company on April 23, 2026 at 7:00 p.m. It was noted that the Fire Chiefs will be meeting to discuss the upcoming contract negotiation meeting with the Board which is scheduled for May 21, 2026.
 - B. Simulator repair – Mr. Gingrich noted that this would be a spring project.
 - C. Mrs. Gunnet advised that SAFER had applied for a Local Share Assessment Grant. DCED requested that an updated letter of support be approved by the Township. This is by Resolution. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Resolution #2026R-03-02. Motion carried. Three votes yes.
 - D. Mrs. Gunnet advised that Laurel Fire Company is in the process of purchasing a new fire truck. The truck will be received prior to the grant funds being disbursed. They are requesting a loan from the Township in the amount of \$300,000. The Board was agreeable as there are funds budgeted for this type of situation.
6. York County Regional Police Department – Chief Damon was present.
 - A. The monthly report is available for review.
 - B. 2025 Annual Report – Chief Damon reviewed the Annual Report providing information departmentwide and for Windsor Township specifically. Overall, crime decreased as

compared to 2024 and the total calls also decreased. He noted that there have been less crashes where PennDOT applied the traction surface. He added that this may need to be reapplied in some locations. The Annual Report is available to the public on the Police Department's website.

7. Dan Hoerr – Building Permit/Stormwater Plan process – Mr. Hoerr advised that he believes the permitting process for accessory structures requiring a stormwater plan needs to be better. He stated that he applied for a permit at the end of January and has still not received his permit. He commented that this is why people do projects without permits.

Ms. Kerchner commented that it is her understanding that the permit was submitted in February. Mr. Kraft noted that the submission date is not the date on the plan. Mr. Hoerr commented that he received a denial letter in late February which was after the allotted 15 day review period. There was discussion on the review period for code related permits and their approval. Ms. Kerchner advised that she understands that the permit will be issued this week and feels the timeframe for approval of the project is reasonable.

Christine Emma advised that she created a flow chart for the permit process. She provided a set of these plans to the Board. She commented that it is a complicated process because there are so many steps. She stated that she created a sheet that provides opportunities for improvement for the staff. Ms. Kerchner advised that the Board will take this into consideration.

8. Jessica Fieldhouse (C.S. Davidson) – Land Use Corridor Assessment – Jessica Fieldhouse advised that she is a Land Use Planner with C.S. Davidson. She stated that the Township requested that C.S. Davidson perform a Land Use Corridor Assessment covering the area from the Longstown Intersection south to Sheldon Drive and for portions of Windsor Road near Cape Horn Road. She explained what a Land Use Planner does and how this relates to Zoning and the Township's Comprehensive Plan. This study provides analysis to determine the needs of the Township in this particular area. She noted that it is not uncommon for a developer to request changes based on needs of an area. The specific tracts that are being discussed total approximately 229 acres which are zoned C-1 (General Commercial) and R-2 (Medium Density Residential). Currently the properties are being farmed. She noted that there will be an impact on traffic regardless of how this property is developed. All traffic improvements would be determined by PennDOT.

Ms. Fieldhouse presented the results of the study. She provided a housing analysis and provided historical statistics for residential building within the Township. The analysis shows that there is a need for housing. She reviewed a Real Estate Market Summary. The market shows the need for retail sales is low. What it does show is the need for smaller, more flexible office suites and mixed uses. Industrial uses favor buildings of 15,000 square feet in size. She stated that middle housing is recommended. This would be duplex and triplex units which could be integrated with retail nodes.

A transportation analysis was conducted which showed that accidents at the intersection of Cape Horn and Windsor Roads have a higher injury rate. Over 32,000 trips are reported on Cape Horn Road north of Windsor Road daily. She provided trip statistics based on a proposed warehouse, for commercial uses and for residential uses. She reiterated that all traffic improvements would be determined by PennDOT.

Roseann Cox, 10 Wynshire Lane, questioned if the need for housing takes into account the impact on goods and services. Ms. Fieldhouse noted that the intent of mixed use is to have commercial uses integrated into the residential area.

John Cheeseman, 910 Cranberry Lane, questioned if the Township is taking into account tax implications for the various uses. Mr. Saylor commented that typically residential units do not cover the school district's cost to educate a child from kindergarten through graduation. Ms. Fieldhouse added that different development types create different values for assessment. Mr. Cheeseman questioned when the last Comprehensive Plan was approved and how long this property has been zoned Commercial. Mr. Allison stated that it was completed in the early 2000s and the property was zoned Commercial prior to that. Mr. Cheeseman questioned if there is enough industrially zoned property. Ms. Fieldhouse stated that the study presents a need for light industrial and flex space.

Lynn Cheeseman, 910 Cranberry Lane, questioned if additional industrially zoned land is added, would it come close to the Township's needs. Ms. Fieldhouse stated that the study did not address this.

John Cheeseman stated that he is a member of the Township's Zoning Hearing Board. He questioned if the Township is being too restrictive with uses. Ms. Fieldhouse stated that the study did not address this.

Pam Cook, 225 Wynshire Lane, questioned the zoning of the properties being studied and surrounding properties. The location of the zoning classifications was discussed as well as how traffic improvements would be addressed. Mr. Saylor stated that there had been discussions for a traffic circle at this intersection in the past.

Christine Emma, Patterson Avenue, questioned if the impact on the school district was considered. Ms. Fieldhouse advised that it was not addressed in this study. Ms. Emma provided information on projected trips for industrial uses based on past employment. She also questioned land preservation. Mr. Saylor noted that the County of York has a program for this.

Todd Sindlinger, 1570 Windsor Road, questioned if the study is available. It was advised that it will be posted on the Township's website.

Dan Hoerr, Patterson Avenue, questioned how multifamily housing affects property values. Ms. Fieldhouse noted that multifamily does not necessarily mean Section 8 housing. She explained that as more housing is available, cost becomes more reasonable. Mr. Hoerr questioned if the transportation study accounted for the projected traffic from Prospect Place.

Mr. Kraft stated that the homes were taken into account but because there are no trips generated until the housing is constructed, it is not included. Mr. Hoerr asked if crime rate is studied with multifamily housing. Ms. Fieldhouse advised that was not part of the study.

Dennis Bartnik, 122 Morningside Drive, questioned the amount of available housing. Ms. Fieldhouse provided statistics from 2017 to 2023. Mr. Bartnik stated that people want new homes and let existing homes sit empty. He added that he does not like roundabouts and prefers traffic signals.

Mark Hornberger, 40 Angela Lane, questioned if there is a timeline to make a decision regarding the development of the properties. Attorney Dillinger advised that the developer has presented some sketches. The Township chose to have this analysis performed. Mr. Allison stated that this is only a corridor study. A Comprehensive Plan is not to be completed this year. As this project moves forward, information will be posted on the Board of Supervisors and Planning Commission Meeting agendas. Mr. Hornberger expressed his concerns about property values in regards to multifamily housing.

Brian Goode, 308 Kormit Drive, noted that the study asks a lot of questions about population growth and comparison to the current Comprehensive Plan should be considered. He asked if the Township would be obtaining a secondary opinion. Mrs. Gunnet advised that when a Comprehensive Plan is to be completed, it would be bid as it would exceed \$50,000.

Ms. Kerchner advised that the Township chose to have this corridor analysis completed so that we are able to make educated decisions moving forward. This step was taken for the benefit of the residents.

9. Attorney Stacey MacNeal – Buser property at Cape Horn Road and Windsor Road – Concept Plan – Attorney MacNeal advised that the purchaser of this property has been working with ROCK Real Estate as well as a Professional Planner to assist with a potential overlay ordinance for the development of this property. The intent is to achieve the goals and objectives of the Township’s needs. A traffic consultant has also been engaged for some high level planning. She commented that the results that she has seen are similar to that of Ms. Fieldhouse’s report. Attorney MacNeal advised that in addition to the overlay sketch for residential uses, a sketch for an industrial use had been submitted to the Board for review. The Board had no additional questions regarding the sketches at this time.

Lynn Cheeseman, Cranberry Lane, questioned if the study included a warehouse. Ms. Kerchner noted that the study is different than the development of this property. Attorney MacNeal added that they would not necessarily be asking for a rezoning but rather creating an overlay.

John Cheeseman, Cranberry Lane, stated that his concern with rezoning would be that any industrial use could be located on the property.

Dennis Bartnik, Morningside Drive, questioned what industrial use they are currently proposing. Attorney MacNeal stated that it would be a warehouse.

There were no further questions.

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 #11 – \$242,126.64
MidState – AFP #9 – \$306,449.28
Shannon A. Smith – AFP #11 – \$12,369.09
Garden Spot – AFP #5 – \$149,540.00

Change Orders:

eciConstruction – CO #5 - \$61,258.00
Garden Spot – CO #2 – (\$2,808.00)

Clarification of Security Camera & Door Access Quote – Advantage Security – \$38,710.00 approved – Actual total \$74,078.00

Mr. Kraft advised that the contractors continue to work on the interior of the building. He noted that the gas line that was already moved will need to be relocated. Roadwork on Lombard Road will begin soon.

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

eci Construction – AFP #11 – \$242,126.64
MidState – AFP #9 – \$306,449.28
Shannon A. Smith – AFP #11 – \$12,369.09
Garden Spot – AFP #5 – \$149,540.00

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 there are 2 change orders for approval. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Change Order #5 for eciConstruction in the amount of \$61,258 and Change Order #2 with Garden Spot Mechanical for a negative change in the amount of \$2,808.00. Motion carried. Three votes yes.

Mrs. Gunnet advised that she had misspoke regarding the quote for security, camera and door access at the last meeting. There was a component of the quote that was missed. The quote total is \$74,078.00 of which the Board approved \$38,710.00. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the balance of the quote in the amount of \$28,400.00. Motion carried. Three votes yes.

- C. Kendale Heights Detention Pond Repair – Payment Application #1 – \$75,168.00 – Mr. Kraft advised that the repairs have been completed but the grading and seeding needs to be finished. The first payment application has been submitted. Once all of the work has been completed, the property will be liened. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Payment Application #1 in the amount of \$75,168.00. Motion carried. Three votes yes.

11. Solicitor:

- A. Transportation Improvements Agreement – Prospect Place – Attorney Dillinger advised that this was one of the outstanding items that were part of the conditional approval of the preliminary plan for Prospect Place. This Agreement ensures that the traffic improvements are completed to the Township’s preferences. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Transportation Improvements Agreement for Prospect Place. Motion carried. Three votes yes.
- B. Proposed Zoning Ordinance amendment – Data Centers – Discussion – Mr. Allison advised that as written, Data Centers will be permitted by Conditional Use in the General Commercial and Industrial Zones. Changes have been made within different sections of the Zoning Ordinance to add regulations rather than create a separate ordinance. Attorney Dillinger advised that he will review the amendment one last time and then it will be sent to the York County Planning Commission.

John Cheeseman, Cranberry Lane, questioned the water supply for this use. Mr. Saylor commented that he would not be in favor of not connecting to public water. Attorney Dillinger added that this is something that the Board could require as part of the Conditional Use.

Christine Emma, Patterson Avenue, questioned if the regulations take into account Executive Orders presented by the State Legislature, including those regarding green energy sources. Attorney Dillinger advised that it may be encouraged but cannot be required.

Dennis Bartnik, Morningside Drive, commented that the Township cannot be more restrictive than the State. Attorney Dillinger advised that the Township may be more restrictive but there are still limitations. Mr. Bartnik added that he feels Data Centers should be connected to public water.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board authorized to forward the amendment to the York County Planning Commission. Motion carried. Three votes yes.

12. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for March. There were no questions.
- B. Mrs. Gunnet advised that PennDEP has opened the 902 Equipment Grant. The Township will be applying to purchase a one man leaf loader.
- C. Road Materials Bid results – Mrs. Gunnet advised that the bid results are attached the Board’s agendas. The low bidder for Blacktop is Heidelberg Materials. The low bidder for stone is York Building Materials. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board awarded the bids to the low bidders. Motion carried. Three votes yes.
- D. Amendment to Windsor Township Industrial Waste Ordinance – Discharge prohibitions – Mrs. Gunnet advised that the Township’s Ordinance mirrors that of Springettsbury Township. Due to changes required by PennDEP, Springettsbury Township must update their Ordinance and therefore, the Township will need to update ours. These changes must be adopted by June 2, 2026.

13. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer’s Report for February. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager’s Report for February. There were no questions.
- C. Recreation Commission – Update – Ms. Kerchner reported that the March meeting was cancelled.
- D. Ms. Kerchner advised that the Board meeting scheduled for April 6, 2026 will be cancelled.
- E. Windsor Township Employee Handbook – Revision – Prohibition on use of time upon notice of resignation or retirement – Mrs. Gunnet advised that the handbook has been updated to allow use of time to be approved by the Township Manager rather than the Board of Supervisors. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the revision to the Employee Handbook. Motion carried. Three votes yes.

- F. Resolution #2026R-03-01 – Amended Fee Schedule – Mrs. Gunnet advised that the Fee Schedule has been updated to add the administrative fees requested by the Sewage Enforcement Officer. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Resolution #2026R-03-01. Motion carried. Three votes yes.
- G. Ms. Kerchner advised that Representative Wendy Fink will be hosting a Town Hall on Thursday, July 9, 2026 from 5:00 p.m. to 7:00 p.m. at the Township Office.
- H. Stormwater Management Agreement – Mark & Deborah Jackson – 2770 Maple Drive – Pole Building & concrete pads – Mr. Allison advised that this is the standard agreement. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Stormwater Management Agreement for Mark & Deborah Jackson. Motion carried. Three votes yes.
- I. Public Comment Rules & Regulations – Discussion and possible adoption of resolution – Ms. Kerchner advised that the Board has received copies of public comments rules and regulations from other municipalities. She stated that the Board would like to implement a policy. Mrs. Gunnet advised that a draft resolution has been prepared. She noted that the time regulations for speaking are for public comment, not for an individual to present an item listed on the agenda. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2026R-03-03. Motion carried. Three votes yes.

17. Unfinished Business – There was none.

18. Public Comment – Dan Hoerr, Patterson Avenue, stated that he disagrees with the public comment policy as he believes you should be able to revisit a topic as you may have thought of something afterward. He questioned if Township Meetings can be streamed on social media. Attorney Dillinger advised that it is legal but is a Board decision. Only minutes are required to be approved.

Mr. Hoerr questioned the needed housing projections from the study and how the potential development at Cape Horn and Windsor Road applies to this. It was noted that specific developments were not studied but added that the residential sketch proposal was for 740 units.

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

Mr. Saylor thanked the Public Works Department for doing a great job over the winter.

Mr. Moyer echoed his comments. He questioned how the staff is adjusting to the new phone system. Mrs. Gunnet stated that it is a learning curve.

Ms. Kerchner thanked the residents for attending noting that the Board is working for them.

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 8:16 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT
March 16, 2026

Jason Wheeler	TPD, Inc.
Dennis Bartnik	122 Morningside Drive Red Lion PA
Tina Baker	White Oak Road
Bonnie Lewis	Longstown
Carrie Faulkner	Windsor Township
Michele Hornberger	40 Angela Lane York PA
Carrie Wilburn	70 Angela Lane York PA
Andrew Nelson	3550 E. Prospect Road York PA
Paula Nelson	3550 E. Prospect Road York PA
Todd Sindlinger	1570 Windsor Road Red Lion PA
Steven Collison	455 Sterling Drive Red Lion PA
Zack Calvert	905 Koles Way Red Lion PA
Brian Goode	308 Kormit Drive Red Lion PA
David Goode	308 Kormit Drive Red Lion PA
Luke Keeny	655 Sterling Drive Red Lion PA
Robert Brown	
Jeff Walker	1241 Christensen Road York PA
John & Lynn Cheeseman	910 Cranberry Lane York PA
Matthew Clymer	
Stacy MacNeil	100 E. Market Street York PA
Jerome Skrincosky	Hawk Valley Associates
Ed Kraft	206 Fleetwood Drive Red Lion PA
Janda Wright	Freysville Road Red Lion PA
Christine Emma	20 Patterson Avenue Windsor PA
Dan Hoerr	Patterson Avenue Windsor PA
Lauren Bartnik	Delta Road Red Lion PA
Chris Morgan	Longstown Village
Terry Rauhauser	Longstown Village
Pamela Cook	255 Wynshire Lane Red Lion PA
Ed Heindel	Bahns Mill Road Windsor PA
Themi Sacarellos	265 School Street York PA
Robert & Roseann Cox	10 Wynshire Lane Red Lion PA
Chief Tim Damon	YCRPD
Fred Metzger	Mt. Pisgah Road York PA
Mike Shultz	Mt. Pisgah Road York PA
Cliff & Yvette Engle	5 Valley View Drive Windsor PA
Mark Hornberger	40 Angela Lane York PA
Scott Gingrich	Alliance Fire & Rescue