

WINDSOR TOWNSHIP BOARD OF SUPERVISORS  
April 20, 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. Ms. Kerchner advised that the Public Comment Policy was adopted at the last meeting and will be in effect. Public comment will be received from residents only and is limited to three minutes. Speakers must come to the podium and provide their name and address.
4. On the motion of Kathy Kerchner seconded by Stan Saylor, the minutes of the March 16, 2026 meeting were approved. Motion carried. Three votes yes.
5. The following items of correspondence were presented:
  - A. Mrs. Gunnet advised that she has received the 2025 York County Real Estate Market Report for Windsor Township from the Realtors Association of York & Adams Counties. The Board has also received a copy.
  - B. Mrs. Gunnet advised that the York Adams Tax Bureau will be holding an Open House on May 12, 2026 at 10:00 a.m. for public officials and staff to tour the facility.
  - C. Mrs. Gunnet advised that she has received a letter from the York County Planning Commission regarding their 2025 Traffic Improvement Projects. It was determined that the Delta and Windsor Road intersection does not meet the requirement for a safety project.
6. 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. He commented that the Fire Chiefs have met to discuss the upcoming contract negotiations.
  - B. Simulator repair – Mr. Gingrich noted that this would be a spring project.
  - C. Mrs. Gunnet advised that the Loan Agreement with Laurel Fire Company has been prepared and is ready for signatures. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Loan Agreement with Laurel Fire Company at an interest rate of 3.75% for one year. Motion carried. Three votes yes.
  - D. Mrs. Gunnet advised that Laurel Fire Company 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-04-01. Motion carried. Three votes yes.

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

A. Chief Damon reviewed the monthly report. It is available for review.

8. Attorney Stacey MacNeal – Buser property at Cape Horn Road and Windsor Road – Concept Plan – Attorney MacNeal advised that present this evening are Matt Clymer from MRP, Jerome Skrincosky from Hawk Valley Associates, Jason Wheeler from TPD, Inc. and Themis Sacarellos who has a contract on the property. She stated that they are before the Board tonight to present potential development designs for the site and to obtain input from the Board.

Mr. Skrincosky provided information on the impact on transportation, recreation, utilities, schools, environment and municipal services based on different types of uses and zoning classifications. It was stressed that regardless of the type of use, there will be a major impact on transportation and PennDOT will be involved. He then focused his information on a Logistics Center use. He noted that this type of use would provide a tax basis for the Township and estimated that a one million square foot building would create 400 to 600 jobs.

Mr. Clymer advised that there is a higher growth rate for e-commerce versus retail sales. He explained the different levels of logistic centers and noted that he would be proposing a regional center. He stated that there is a misconception that warehouse buildings are sitting empty. He advised that most are under contract and are in the stages of building fitout. Mr. Clymer stated that these buildings are in demand. He added that this use would provide a tax revenue benefit to help offset the cost of residential development.

Attorney MacNeal showed a map with the parcels that Mr. Sacarellos has under contract. They include the Buser parcels at the intersection of Windsor and Cape Horn Road as well as the parcels owned by Spartan Heights along Cape Horn Road and Ruppert Road. It totals approximately 230 acres. She commented that they are looking for the best way to develop the property keeping the analysis report that was presented by Ms. Fieldhouse at the previous meeting in mind. She stated that she feels an Overlay Zone may be the best option. Mr. Saylor commented that previously it was discussed that a roundabout may need to be installed at the Windsor and Cape Horn Road intersection. Mr. Sacarellos commented that this is not an insurmountable issue with a proposed Logistics Center. Attorney MacNeal advised that they have begun working on traffic counts.

It was noted that the property owned by Walmart is for sale but there are significant deed restrictions which prohibit most commercial uses.

John Cheeseman, 910 Cranberry Lane, questioned if the building is speculative or if there is already an interested party. Mr. Clymer advised that it is speculative. Mr. Cheeseman expressed his concern in rezoning the parcel to Industrial, questioned the traffic counts that were presented,

commented that he is not opposed to development and added this type of use would provide tax revenue.

Lynn Cheeseman, 910 Cranberry Lane, expressed concerns regarding a 24 hour operation and lighting.

Gary Bartnik, 1011 Delta Road, questioned the traffic counts based on trips for the use and also employee trips. Mr. Wheeler provided additional information on the proposed counts and how that would compare to other uses.

Christine Emma, 20 Patterson Avenue, stated that she does not believe the traffic counts that were provided are accurate. There was discussion on the height of the building.

Andrew Gebhardt, 2009 Black Oak Drive, stated that he understands there will be issues with traffic. He questioned how the Township will benefit from a Logistics Center. He stated that he does not believe the salary of the warehouse workers will be high enough to allow for the purchase of a home in Windsor Township. He stated that he believes it will bring crime, littering and loitering.

Lauren Bartnik, 1011 Delta Road, questioned if they had looked into how all this development will impact schools and hospitals.

Attorney MacNeal thanked the Board for their time.

9. Plans for Approval:

A. BAILEY, GERRY W. & MELISSA E. – Final Subdivision Plan #L-6341 by Gordon L. Brown & Associates for a lot line adjustment on Windsor Road – Layne Clark of Gordon L. Brown & Associates was present. He advised that this is a lot line adjustment for the properties at 545 and 575 Windsor Road. There are 5 waiver requests as follows:

Section 305.2.B	Plan sheet size
Section 503.1.A	Construction of curbs
Section 503.2A	Construction of sidewalks
Section 502.2.J	Road widening
Section 506.5.A	Connection to public sewer

Mr. Kraft advised that he does not have any issue granting the waivers and all comments have been addressed.

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

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

- B. PROSPECT PLACE – Preliminary Plan by R.J. Fisher & Assoc., 287 lots along East Prospect Road, Freysville Road, Mountain Road, Country-By-Way and Stonewood Road – Previously conditionally approved – Signatures required – This plan was tabled.
- C. PROSPECT PLACE, PHASE I – Final Subdivision & Land Development Plan #223045 by R.J. Fisher & Association for 64 lots – This plan was tabled.

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 #12 – \$418,465.56
    - MidState – AFP #10 – \$84,357.00
    - Shannon A. Smith – AFP #12 – \$49,250.68
    - Garden Spot – AFP #6 – \$73,387.50

- Change Orders:

- eciConstruction – CO #6 – \$17,565.00

Mr. Kraft advised that roadwork on Lombard Road has begun. The gas line has been relocated. Contractors continue to work on the interior of the building. Completion is still anticipated by the end of July.

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

- eci Construction – AFP #12 – \$418,465.56
    - MidState – AFP #10 – \$84,357.00
    - Shannon A. Smith – AFP #12 – \$49,250.68
    - Garden Spot – AFP #6 – \$73,387.50

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 #6 for eciConstruction in the amount of \$17,565.00. Motion carried. Three votes yes.

- C. Kendale Heights Detention Pond Repair – Payment Application – Final – \$50,57.50 & Change Order #2 – \$7,070.50 – Piping – Mr. Kraft advised that an issue was found with piping which caused the change order. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Change Order and the Final Payment Application. Motion carried. Three votes yes.

Attorney Dillinger advised that a lien will be filed against the property.

- D. Security Reduction – Kensington Remaining Lands – Mr. Kraft advised that he is recommending a reduction in the amount of \$317,217.00 which will leave a remaining balance of \$6,500,537.45. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the security reduction based on the recommendation of the Township Engineer. Motion carried. Three votes yes.

11. Solicitor – Attorney Dillinger did not have anything to report.

12. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for April. There were no questions.
- B. Ordinance #2026-04-01 – Windsor Township Industrial Waste Ordinance amendment regarding discharge prohibitions – On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Ordinance #2026-04-01. Motion carried. Three votes yes.
- C. Pave-In-Place Bid results – Mrs. Gunnet advised that the bid results are attached the Board’s agendas. The low bidder is Kinsley Construction. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board awarded the bid to the low bidder. Motion carried. Three votes yes.
- D. Joint Line Painting Bid results – Mrs. Gunnet advised that the bid results are attached to the Board’s agendas. The low bidder is D.E. Gemmill. There are 6 participating municipalities. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board awarded the bid to the low bidder. Motion carried. Three votes yes.

13. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer’s Report for March. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager’s Report for March. There were no questions.
- C. Ms. Kerchner advised that the Board has received the Dog Officer’s Report for March. There were no questions.
- D. Recreation Commission – Update – Ms. Kerchner reported that the April meeting was cancelled.
- E. Ms. Kerchner advised that the Board meeting scheduled for May 6, 2026 will be cancelled.
- F. Stormwater Ordinance waiver – Jessica Ness – 620 Clydesdale Drive – Waiver for stormwater controls within building setbacks – Mr. Kraft advised that additional stormwater

controls are proposed on the lot to help with current runoff issues. He is recommending approval of the waiver for the location within the building setbacks. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the waiver. Motion carried. Three votes yes.

G. Stormwater Management Agreement – Christine Emma & Daniel Hoerr – 20 Patterson Avenue – Accessory Building & driveway – On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Stormwater Management Agreement for Christine Emma and Daniel Hoerr. Motion carried. Three votes yes.

H. Kensington Fence Agreements:

Lot 17 – 369 Sunbury Way – Stephanie Fitzgerald & Beverly A. Welsh

Lot 16 – 365 Sunbury Way – Amy Sue E. Wright

Mr. Allison advised that the lots in the first phase of Kensington have easements in the rear yards which prohibit fencing. A previous Board allowed for fences provided the owner enters into an Agreement which has specific criteria. The owners of Lots 16 and 17 would like fencing and have signed the required Agreement. The Agreements will be recorded. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Fence Agreements for Lot 17, 369 Sunbury Way and Lot 16, 365 Sunbury Way. Motion carried. Three votes yes.

I. Ms. Kerchner advised that an Executive Session would be held after the meeting to discuss a personnel matter.

14. Unfinished Business – There was none.

15. Public Comment – Lynn Cheeseman, 910 Cranberry Lane, advised that the Board needs to project their voices better as it is hard to hear them.

Dan Hoerr, 20 Patterson Avenue, questioned when and why the maximum height of 25' for an accessory structure was put in the Ordinance. Mr. Allison advised that it has been in the Zoning Ordinance since at least the early 2000s but did not know the original reason as to why. The 25' maximum height was added to all zones when the Ordinance was amended in July 2025. It had only pertained to the Agricultural Zone previously. Mr. Hoerr stated that the additional required setback for a building over 20' high should be removed. It was noted that this would require the Zoning Ordinance to be amended. It could be considered with future amendments. Mr. Allison commented that additional setbacks based on height are also found in the Commercial and Industrial Zones.

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

Mr. Saylor commented that is glad the Community Center is still moving along.

Mr. Moyer wished everyone a Happy Spring.

Ms. Kerchner did not have any comments.

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 into an Executive Session at 7:38 p.m. to discuss a personnel matter.

Respectfully submitted,

Jennifer L. Gunnet  
Secretary

CITIZENS PRESENT

April 20, 2026

Layne Clark  
Anna C. Martin  
Chief Tim Damon  
Matt Clymer  
Stacy MacNeal  
Jerome Skrincosky  
Jason Wheeler  
Frank Messina  
David Koratich  
Scott Gingrich  
Ed Kraft  
Lynn Cheeseman  
John Cheeseman  
Lauren & Gary Bartnik  
Dan H.  
Christine E.  
Andrew & Annette Gebhardt  
Tina Baker  
Andrew & Paula Nelson  
Yvette Engle  
Themi Sacarellos

Gordon L. Brown & Associates  
175 Ava Drive Windsor PA  
York County Regional Police Department  
1 Highland Hill Lane  
100 E. Market Street York PA  
Hawk Valley Associates  
TPD, Inc.  
Coldwell Banker  
Warehaus  
Alliance Fire & Rescue  
206 Fleetwood Drive Red Lion PA  
910 Cranberry Lane York PA  
910 Cranberry Lane York PA  
  
Patterson Avenue  
Patterson Avenue  
2009 Black Oak Drive  
White Oak Road  
3550 E. Prospect Road  
5 Valley View Drive  
265 School Street York PA