

WINDSOR TOWNSHIP BOARD OF SUPERVISORS  
July 20, 2026

1. The meeting of the Windsor Township Board of Supervisors was called to order by Chairperson Kathy Kerchner at 6:01 p.m.

Those present: Kathy Kerchner, Kim Moyer, Stan Saylor, Attorney Cory Dillinger, 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 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. She advised that Public comment will be limited to one hour and requested that comments not be repeated.
4. On the motion of Kathy Kerchner seconded by Stan Saylor, the minutes of the June 29, 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 letters thanking the Township for donations from Golden Connections, Community Reach and Kaltreider-Benfer Library.
6. Windsor Township Fire & Emergency Rescue Services Association – Tyler Burkins was present. He advised that they have addressed all comments from their audit and have been approved by the State.
  - A. Ms. Kerchner advised the next Fire Chief's Meeting will be held at the Windsor Township Office on August 27, 2026 at 6:30 p.m.
  - B. Simulator repair – Mr. Burkins reported that information has been sent to Mr. Allison for review.
  - C. Contract negotiations – Mr. Burkins advised that the Association met on July 19<sup>th</sup> and will meet again on July 29<sup>th</sup> ahead of the meeting with the Board on August 12<sup>th</sup>.
  - D. Scholarship Awards were presented to Aidan Yahnke and Isabella Hose and pictures were taken.
7. York County Regional Police Department – Chief Damon was present.
  - A. Chief Damon reviewed the mid year report. The monthly report is available for review. It was noted that National Night Out will be held on August 4<sup>th</sup> at Dallastown Community Park. There will be activities for the kids, food and demonstrations.

B. Resolution #2026R-07-01 – Segregation of Funds for RACP Expansion Project – On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2026R-07-01. Motion carried. Three votes yes.

C. Mr. Saylor asked if the 2027 National Night Out could be held at the Community Center.

8. Public Hearing & Possible Adoption – Amendment to Windsor Township Zoning Ordinance – Addition of Data Center regulations – Mr. Allison advised that a developer who was interested in constructing a data center in Windsor Township came before the Board in May 2025. It was at that time that the Township realized that it was important to create an ordinance regulating this use. Since that time, the Township has been working to develop an ordinance. Before the Board tonight is the final draft of an amendment to the Windsor Township Zoning Ordinance that adds regulations for data centers. He noted that it has also been reviewed by the York County Planning Commission. They did not recommend adoption as they did not feel the Township had the legal right to require a developer to fund apparatus costs for the Fire Department or Police Department.

Attorney Dillinger provided an overview of the proposed regulations, noting that it would be permitted by Conditional Use within the General Commercial (C-1) and Industrial (I) Zones. He added that in addition to meeting all pertinent requirements of the Zoning Ordinance, Section 460 creates specific standards for this use. Attorney Dillinger advised the Board that this evening they have the option to adopt as is, adopt with the option for future amendments or to table the decision. He expressed his concern regarding exclusionary zoning and explained this concept.

Mr. Saylor informed the public that both he and Mr. Moyer have been to Loudoun County, Virginia, to look at the data centers there. He added that they had also read decibel levels.

Mrs. Gunnet advised that she has received written comments from Justin Reidling, 235 Palomino Drive, Courtney Derocher, 987 Castle Pond Drive and Gladys Vazquez, 928 Castle Pond Drive.

Ms. Kerchner opened the Public Hearing. Public comment was heard from 24 residents. Most expressed their opposition to data centers being permitted in the C-1 Zone. Other items of concern included setbacks, screening, sound, decommissioning, electric capacity, water consumption, electric costs, fire codes, e-cycling, and forever chemicals. Ms. Kerchner thanked the audience for their comments.

Stan Saylor made a motion to approve the amendment with the option to amend. There was no second.

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board recessed into an Executive Session to obtain legal council at 7:28 p.m. Motion carried. Three votes yes.

At 7:46 p.m., Ms. Kerchner resumed the Public Hearing. She advised that no decisions were made during the Executive Session.

On the motion of Stan Saylor seconded by Kim Moyer, the Board approved the amendment to the Windsor Township Zoning Ordinance for information regarding Data Centers as written with the exception that they would not be permitted with the General Commercial (C-1) Zone and all references to the General Commercial (C-1) Zone are to be removed. Motion carried. Three votes yes.

Ms. Kerchner advised that the Board has heard the comments from the residents and will take this into consideration for possible amendments.

There was a five minute recess beginning at 7:48 p.m.

9. John Cheeseman – Live Streaming Board of Supervisors meetings – John Cheeseman, 910 Cranberry Lane, advised that he was not able to attend the last meeting and had requested that an attendee livestream it. He stated that this was done and it worked well. He requested that the Board consider livestreaming the public meetings. He stated that this could be a benefit to travelers, the sick, elderly or those with conflicts with the meeting time. He explained how the process could work and what would be needed for it.

Attorney Dillinger advised that it is legal for meetings to be livestreamed and it is the Board's decision as to whether they would like to do this. It was noted that if the meeting was recorded, this would be a public record which would be subject to Right-to-Know requirements. Ms. Kerchner commented that she has concerns that if a hot topic was being discussed and there was a glitch in the recording, that the audience may feel that the Township is was trying to hid something.

Dan Hoerr, 20 Patterson Avenue, stated that he felt this was a good idea.

Sara Crawshaw, 991 Castle Pond Drive, advised that she works for the Borough of Carlisle. They record their meetings and their employees watch them to keep up to date on happenings.

Mark Ahlers, 1535 Pleader Lane, advised that if the Board is going to proceed, they should look into a hard wired option.

Dennis Bartnik, 122 Morningside Drive, questioned if the meetings are recorded. It was noted that they are not.

The Board agreed to look into the option to livestream meetings.

10. Melreha Sechrist – 620 Snyder Corner Road – Recreational Vehicle Ordinance – Ms. Sechrist was not present. Dennis Barnik, 122 Morningside Drive, questioned how often she would be permitted to be listed on the agenda and not show. Ms. Kerchner advised that they will be removing her from the agenda but if she requests to be added in the future, she would be heard.

11. Denise Williams – 1890 Freysville Road – Request to amend Zoning Ordinance regarding Home Occupations – Denise Williams and Evan Oliveras were present. Ms. Williams advised that she is requesting that the Board consider amending the Zoning Ordinance to allow for Home Occupations to be permitted within a detached structure. Mr. Allison explained that Ms. Williams had applied for a Special Exception for a Home Occupation with a Variance request that it be permitted in a structure already on her property. The variance was denied. She explained that in her case it is not possible to have the business within the home or to add onto the home. She added that the small building on her property would be a great location.

Mr. Saylor advised that he is open to looking into this option. He advised that it must still meet other requirements including traffic, parking and signage. Mr. Allison noted that he would need to do some research to see what affect this change may have as it would apply to all home occupation requests.

John Cheeseman, Zoning Hearing Board Chairman, stated that there are other regulations in place and he does not have opposition to a change as these regulations have been in the Ordinance since at least 2013.

Public comment was received from four individuals giving favorable recommendation of the request; noting that it supports homeowners, entrepreneurship and the need for small businesses.

The Board was agreeable to looking into this change and directed Mr. Allison to move forward with his research.

12. Township Engineer:

- A. Engineer's Report – Ms. Kerchner advised that the Board has received the Engineer's Report. There were no questions.

B. Community Center:

Update

Payment Applications:

eci Construction – AFP #15 – \$470,537.19

York Excavating – AFP #13 – \$310,063.95

MidState – AFP #12 – \$26,695.00

Shannon A. Smith – AFP #15 – \$100,298.90

Garden Spot – AFP #9 – \$63,675.85

Mrs. Gunnet advised that the substantial completion date is still set for July 31, 2026 with a punch list to follow.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the five payment applications as noted. Motion carried. Three votes yes.

- C. Security Reduction – Patriot Depot, LLC – Final Reduction – \$288,335.85 – On the motion of Kathy Kerchner by Kim Moyer, the Board approved the final security reduction for Patriot Depot, LLC based on the recommendation of the Township Engineer. Motion carried. Three votes yes.

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

14. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for July. There were no questions.

15. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for June. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for June. There were no questions.
- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for June. There were no questions.
- D. Recreation Commission – Ms. Kerchner advised that the July meeting was cancelled.
- E. A Board meeting on August 3, 2026 will not be held based on the summer schedule.
- F. J&G Partners, LLC – 345 Barclay Drive – Waiver of Windsor Township Stormwater Ordinance Section 306.R to allow stormwater controls within the building setback – Mr. Allison advised that some of the stormwater controls must be located within the building setback for this new home construction and a waiver is being requested. It is recommended for approval by the Township Engineer. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the waiver of Section 306.R for 345 Barclay Drive. Motion carried. Three votes yes.
- G. Dates for 2027 Pre-Budget and Budget Workshops – Mrs. Gunnet will provide the Board with possible dates for the meetings.
- H. Ms. Kerchner advised that the Board has received a copy of the Building Permit Summary covering the period of January 1 to June 30, 2026.
- I. On the motion of Kathy Kerchner seconded by Stan Saylor, Kipp Allison was appointed as the Assistant Township Manager/Secretary/Treasurer. Motion carried. Three votes yes.

- J. Ms. Kerchner advised that the Red Lion Municipal Authority will be hosting a Watershed Weekend event at the Cabin Creek Water Treatment Plant on Saturday, September 19<sup>th</sup> from 12:00 p.m. to 3:00 p.m. They will also be holding dedication ceremony for the Edgewood Tank on Woodridge Road on Saturday, August 22, 2026 at 10:00 a.m.

14. Unfinished Business – There was none.

15. Public Comment – Dan Hoerr, 20 Patterson Avenue, advised that he feels public comment should not be limited to one hour and that everyone should have a chance to speak. Ms. Kerchner advised that the Board is trying to keep from repetitive comments. If there was reason to take additional comment, that would be considered.

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

Mr. Saylor did not have any comments.

Mr. Moyer thanked the residents for attending the meeting.

Ms. Kerchner echoed Mr. Moyer's comment. She commented that residents do not need to come only when there is controversial topic and that the Board takes the audience comments into consideration.

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 at 8:45 p.m.

Respectfully submitted,

Jennifer L. Gunnet  
Secretary

CITIZENS PRESENT

July 20, 2026

|                         |                                   |
|-------------------------|-----------------------------------|
| Chief Damon             | York County Regional Police Dept. |
| Janet Valentin          | 1032 Hastings Blvd                |
| Sharon Shue             | 3100 Lakefield Rd                 |
| Chris Morgan            | 3018 Lakefield Rd                 |
| Jeff Walker             | 1241 Christensen Rd               |
| Howard Groh             | 540 Rosewater Dr                  |
| Barbara Gary            | 3012 Lakefield Rd                 |
| Ed Heindel              | Bahns Mill Rd. Windsor            |
| Denise Willaims         | 1890 Freysville Rd. York          |
| Kristine Cousler Womack | 14 S. Park St., 17313             |
| Erin Hully              | 45 Rosalia Circle York 17402      |
| Dennis Bartnik          | 122 Morningside Dr                |
| Mark Downs              | 3034 Lakefield Rd York            |
| Andrew Nelson           | 3550 E. Prospect Rd York          |
| Shawn Adomanis          | 30 Buckingham Dr Red Lion         |
| Gail Miller             | 3053 Lakefield Rd York            |
| Michael Park            | 2985 East Prospect Rd             |
| Kristine Jefferis       | 240 Ruppert Rd Red Lion           |
| Gerry & Melissa Bailey  | 575 Windsor Rd York               |
| Hannah Saucy            | 862 Dietz Rd                      |
| Eric Wert               | 862 Dietz Rd                      |
| Nicole Shultz           | 810 White Oak Rd                  |
| Konnor Grimek           | 3 Windsor Way Red Lion 17356      |
| Terry Rauhauser         | 3018 Lakefield Rd                 |
| Kathy Weber             | 4086 Woodspring                   |
| Bob Rauhauser           | 494 Windsor Rd York PA            |
| Annisia Bollin          | 1315 Lombard Rd                   |
| Mark Ahlers             | 1535 Pleader Ln                   |
| Deb Donoghue            | 4031 Woodspring Lane              |
| Sara Crawshaw           | 991 Castle Pond Dr                |
| Ed Warner               | 3034 Lakefield Rd York            |
| Tina Baker              | White Oak Rd                      |
| Lana Schafer            | 915 Castle Pond Dr                |
| Alex Canty              | 510 Windsor Rd York               |
| Heather Morris          | 976 Castle Pond Dr York           |
| Laura O'Grady           | 1070 Windsor Rd Red Lion PA 17356 |
| Frank Montesino         | 1185 Cranberry Ln W York 17402    |
| Sandy Diem              | 731 Natalie Ln                    |
| Rob Seufert             | 927 Castle Pond Dr York           |
| Doris Flaharty          | 1315 Lombard Rd 17356             |
| Kathleen Hulley         | 4119 Woodspring Lane              |
| Brian Clapper           | 45 Rosalia Circle                 |
| Mark Flaharty           | 1315 Lombard Rd 17356             |
| Douglas Block           | 380 Stabley Ln 17366              |
| Joan & Ron Byrne        | 972 Castle Pond                   |

CITIZENS PRESENT  
July 20, 2026

|                               |                                  |
|-------------------------------|----------------------------------|
| Garry & Helen Gladfelter, Sr. | 20 Rosalia Circle 17402          |
| Marian & Earl White           | 805 Bishops Circle 17402         |
| Don Hester                    | 90 Curtis Dr                     |
| James Hale                    | 1010 Kendale Rd                  |
| Gladys Vazquez                | 928 Castle Pond Dr               |
| Wendy Fink                    | 685 Snyder Corner Rd             |
| Jamie Harmon                  | 35 Frank Dr                      |
| Evan Oliveras                 | 1890 Freysville Rd York PA 17406 |
| Michelle & Wayne Chronister   | 3057 Acorn Ln Red Lion PA        |
| Lee Hankey                    | 65 Carson Ln Red Lion 17356      |
| Nathan Knight                 | 10 Frank Dr York PA 17402        |
| Richard Diem                  | 731 Natalie Ln York 17402        |
| Chris Baker                   | 90 Penny Ln York PA 17402        |
| William Glassmyer             | 1004 Margherita Ct.              |
| Rob & Karen Capalbo           | 226 S Pine St. Red Lion          |
| Lynn Cheeseman                | 910 Cranberry Ln York 17402      |
| John Cheeseman                | 910 Cranberry Ln York 17402      |
| Janda Wright                  | 2215 Freysville Rd Red Lion PA   |
| Lauren & Gary Bartnik         | 1011 Delta Rd                    |
| Christine & Dan Hoerr         | Patterson Avenue                 |
| Madeleine Longfield Smith     | 3073 Lakefield Rd York           |
| Susanne Lyden                 | 45 Frank Dr                      |
| David & Susan Luetngen        | 1180 Cranberry Lane West         |
| Cliff & Yvette Engle          | 5 Valley View Dr Windsor         |
| Charles Lutz                  | 1105 Windsor Rd                  |
| Catherine Lutz                | 1105 Windsor Rd                  |
| Charles Golden                | 950 Dietz Rd                     |
| Tyler Burkins                 | Alliance Fire & Rescue           |
| Carol Gillmen                 | 923 Castle Pond York PA          |
| Gustavo A. Rodriguez          | 928 Castle Pond Dr York PA       |
| Melissa Heinrich              | 232 S. Camp St Windsor PA        |
| Corey Heinrich                | 232 S. Camp St Windsor PA        |
| Karen Baker                   | 90 Penny Ln                      |
| Joesph Yahnke                 | Alliance Fire & Rescue           |
| Dylan Wood                    | Alliance Fire & Rescue           |
| Ann Marie McElwee             | 2038 Faversham Way York PA       |
| Aidan Yahnke                  |                                  |
| Isabella Hose                 |                                  |