

WINDSOR TOWNSHIP BOARD OF SUPERVISORS
August 17, 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 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 July 20, 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 Windsor Township Audit Report from Kochenour, Earnest, Smyder & Burg. The Board has received a copy.
 - B. Mrs. Gunnet advised that she has received notification that the York County Association of Townships of the Second Class will be holding their Convention on October 28, 2026 at Heritage Hills. She asked the Board to let her know if they plan to attend so she can RSVP.
 - C. Ms. Gunnet advised that she has received a letter from Charles Golden of 950 Dietz Road. His letter informed that he has reviewed the Township's current zoning and is expressing his opinion that the Board should preserve and expand the current commercially zoned areas. The Board has received a copy of the letter.
 - D. Mrs. Gunnet advised that the Township has received two letters from the York County Board of Commissioners in response to the issue of homelessness in York County.
 - E. Mrs. Gunnet advised that the Township has received an invitation from the Susquehanna Area Senior Center to their Community Partnership Breakfast and Open House which will be held on Tuesday, September 15, 2026 at 9:00 a.m. She asked the Board to let her know if they plan to attend so she can RSVP.
 - F. Mrs. Gunnet advised that she has received notification from the Pennsylvania Department of Military and Veterans Affairs advising that Alec Houser of 1345 Nugent Way qualifies for Real Estate Tax exemption.
6. Windsor Township Fire & Emergency Rescue Services Association – Scott Gingrich was present.

- 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. Application for a Local Share Assessment Category 4 Grant – Scottsdale System – Resolution #2026R-08-02 – Mrs. Gunnet advised that the Association had requested that the Township act as the sponsor for a LSA Grant for a container style training facility. She noted that the Township has already sponsored the Red Lion Ambulance Association and we are only able to do one per round. Mr. Gingrich advised that this would be a replacement for the simulator and felt it would be a good option if were able to be purchased with grant money so it would not be an issue to submit in the following round. There was more discussion regarding the grant. Mr. Gingrich suggested that Mrs. Gunnet check into a statewide grant as this may be a different option.
 - C. Simulator repair – There was no update.
 - D. Contract negotiations – Ms. Kerchner advised that a Contract Negotiations Meeting will be held on August 27, 2026 following the Fire Chief's Meeting.
7. York County Regional Police Department – Chief Damon was present. He reviewed the July report. He advised that there will be a traffic safety meeting on August 24th for the Cape Horn corridor which will include the intersection with Windsor Road. This is a TEAMS meeting and Mr. Allison will also attend. Ms. Kerchner commented that National Night Out was a fun event.
- A. The monthly report is available for review.
8. Dee Fishel Bowles – Kaltreider-Benfer Library – Ms. Fishel Boweles provided handouts to the Board. She advised that 30% of the Township residents are using the library. She provided information on services, programs and activities they offer for all ages. She advised that volunteers are very important to the library and noted that they also do community fundraising. She thanked the Board for their support and asked that they continue to think of them during budget discussions.
9. Mike & Lisa Emenheiser – 130 Springvale Road – Run-off/noise from Tate Access Flooring – Lisa Emenheiser advised that water runoff from Tate Access Flooring is causing a water runoff issue on her property. She noted that this has been ongoing since 2023. She commented that they have cleaned some of the inlets but there are still issues as the pine needles from the nearby trees collect in them. Mrs. Emenheiser advised that runoff is creating erosion on their property and damaging improvements on her property. She noted that she had sent pictures and videos to Mr. Allison. He showed pictures and played one of the videos for the Board. There was discussion regarding the stormwater system that is installed on the property. It was noted that the storm in August 2026 was very severe and it would not have been designed for this type of event. There was more discussion on runoff during normal storms. Mr. Trout suggested a different type of inlet top be installed.

Mrs. Emenheiser advised that there are also ongoing noise issues with Tate. She noted that she had a professional noise study completed and it determined that they are exceeding the permitted decibel levels. Mr. Allison advised that he has been in contact with representatives with Tate to discuss the issues and they have been making changes to help reduce the noise. He added that he has been trying to work with them to make operational changes before a sound study is required. He added that Tate is entitled to operate at a higher decibel level as the property is zoned Industrial.

10. 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 #16 – \$188,773.98

York Excavating – AFP #14 – \$55,922.32

MidState – AFP #13 – \$8,814.07

Shannon A. Smith – AFP #14 – \$56,447.99

Garden Spot – AFP #10 – \$5,082.50

Change Orders:

eci Construction – CO #8 - \$1,167.00 – Sills in office area

MidState – CO #2 – 705.60 – Insulation on sprinkler pipe in Activity Room

Mr. Kraft advised that that the floor has been lined in the gym and the ceiling in the social hall is being worked on. The stormwater ponds are being converted. The fire companies will be touring the facility on Wednesday. A punch list is being worked on which includes the correction of painting and some finishing touches. A date has not been set for an open house yet.

It was acknowledged that there is an issue with the size of the generator that has been installed. It will power the building but it will not be able to run the air conditioning system. There was discussion regarding the generator that was to be designed. Mr. Kraft stated that he found in his records that it was to be for emergency backup only. Mr. Allison advised that the industry standard does not include operation of an air conditioning system. It was noted that the Township could go back to Barton for a replacement unit or the purchase of a second unit. Mr. Saylor stated that he believes that Barton erred. There was more discussion on the generator.

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

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the two change orders as noted. Motion carried. Three votes yes.

11. Solicitor – Attorney Dillinger did not have anything specific to report but noted that he is working on collection of delinquent accounts.

12. Public Works:

- A. Ms. Kerchner advised that the Board has received the monthly report for August. There were no questions.
Mr. Trout commented that the oil index decreased which helped with the blacktop projects. It was noted that the tennis courts have been repaired.

13. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for July. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for July. There were no questions.
- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for July. There were no questions.
- D. Recreation Commission – Ms. Kerchner advised that she did not attend the August meeting. She added that the members were able to tour the Community Center.
- E. Based on the summer schedule, a Board meeting will not be held on September 7, 2026.
- F. Ms. Kerchner advised that the Pre-Budget meeting will be held on September 22, 2026 and the Budget meeting will be held on November 3, 2026. Both will begin at 9:00 a.m. at the Township Office. They are both public meetings.
- G. Mrs. Gunnet advised that she is recommending appointments be made as follows:

- Jodi Heffner – Zoning Officer
 - Kipp Allison – Right-to-Know Officer
 - Kipp Allison – Voting member for the York Adams Tax Bureau
 - Teresa Miller – Alternate for the York County Regional Stormwater Consortium

On the motion of Kathy Kerchner seconded by Stan Saylor, the appointments were approved as presented. Motion carried. Three votes yes.

H. Stormwater Facilities Maintenance Agreements:

Steven R. Barley & Amy L. Caplinger – 1249 Delta Road – Garage & Driveway
Susan Wagman, Michael Wagman & Dalton Wagman – 100 Sitler Lane – Pole Building
& Driveway

It was noted that these are standard stormwater agreements. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Stormwater Facilities Maintenance Agreements for 1249 Delta Road and 100 Sitler Lane. Motion carried. Three votes yes.

- I. Ms. Kerchner advised that a shredding event will be held on Thursday, October 29th at the Township Office from 3:00 p.m. to 6:00 p.m. This is for residents only and there is a two box limit.
- J. Resolution #2026R-08-01 – Disposal of Records – Mrs. Gunnet advised that the Township has items to dispose of and per the Records Destruction regulations, a Resolution is required. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2026R-08-01. Motion carried. Three votes yes.
- K. Ms. Kerchner advised that an Executive Session will be held after the meeting to discuss contract negotiations.

14. Unfinished Business – There was none.

15. Public Comment – Lynn Cheeseman, 910 Cranberry Lane, stated that last month there were many valid comments made regarding the Data Center Ordinance. She questioned if the Board would be revising the Ordinance to include any of these suggestions. Mr. Saylor advised that there will be meetings at the State level regarding Data Centers and does not feel changes should be made at this time. He stated that he feels the Township's Ordinance is well written.

John Cheeseman, 910 Cranberry Lane, questioned if the Zoning Hearing Board will be permitted to require conditions as part of the approval. Attorney Dillinger advised that the Data Centers are a Conditional Use which means they will go before the Board of Supervisors rather than the Zoning Hearing Board. The Board of Supervisors can attached reasonable conditions.

Lynn Cheeseman questioned if there have been further thoughts regarding the livestreaming of meetings. Ms. Kerchner advised that this will be discussed at the budget meeting as there will be necessary upgrades to the Township's audio/visual system.

Ed Heindel, Bahn's Mill Road, questioned if he is able to obtain a copy of the Township's Audit report. Mrs. Gunnet advised that it can be viewed at the Township Office. If a hard copy is desired, a Right-to-Know request form would need to be submitted.

Mr. Heindel questioned what occurs at a budget workshop. Ms. Kerchner advised that the Board is given a preworkshop booklet that outlines requests for each department. At the pre-budget meeting, the Board will go line by line discussing the item. All department leads will be in attendance. After that meeting, adjustments will be made and a proposed budget will be created which will be discussed at the budget meeting. Mr. Heindel questioned how he could obtain a copy of the prebudget booklet. Attorney Dillinger advised that he does not believe this is a public record. Mr. Heindel asked how he would prepare for this meeting without obtaining a copy. It was noted that he would have the opportunity to ask questions at the meeting.

Barbara Gary, 3012 Lakefield Road, commented that the landfill has been here for a long time and the residents have had to put up with it and she questioned why they should have to deal with data centers. She questioned what could be done to deter data centers from coming into the Township. Mr. Saylor advised that the Township cannot zone out uses as it could result in a lawsuit. The Township must provide for all uses and if the regulations can be met, the developer cannot be turned away. It was noted that if utilities are required to be extended, this is at the expense of the developer.

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. He complimented the road crew for a job well done during the recent storms. He stated that he is looking forward to the opening of the Community Center.

Ms. Kerchner also thanked the residents for attending and asking questions. She then introduced Jodi Heffner as the new Zoning Officer and welcomed her to the Township.

17. On the motion of Kathy Kerchner seconded by Kim Moyer, 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 7:28 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT
August 17, 2026

Chief Damon
Scott Gingrich
Sue Zimmerman
Janda Wright
Lynn Cheeseman
John Cheeseman
Charlie Golden
Ed Heindel
Lisa Emenheiser
Cliff & Yvette Engle
Charles & Catherine Lutz
Dee A. Fishel-Bowles
Tina Baker
Hannah Saucy
Eric Wert
Paula Nelson
Julie Landis-Trott
Barbara Gary
Eithel Keller

York County Regional Police Dept.
Alliance Fire & Rescue
3017 Lakefield Road York
2215 Freysville Road Red Lion
910 Cranberry Lane 17402
910 Cranberry Lane 17402
950 Dietz Road
1440 Bahns Mill Road 17366
130 Springvale Road Red Lion PA
5 Valley View Drive Windsor
1105 Windsor Road 17356
Kaltreider Benfer Library
White Oak Road
862 Dietz Road
862 Dietz Road
3550 E. Prospect Road

3012 Lakefield Road
2018 Faversham Way