WINDSOR TOWNSHIP BOARD OF SUPERVISORS
October 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 Tom Wymard, Christoper Kraft, P.E., Kipp Allison, Jeremy Trout, Jodi Heffner, Christopher Shaffer 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 September 21, 2026 meeting were approved. Motion carried. Three votes yes.

5. On the motion of Kathy Kerchner seconded by Kim Moyer, the minutes of the September 22, 2026 meeting were approved. Motion carried. Three votes yes.

6. There was no correspondence to present.

7. Windsor Township Fire & Emergency Rescue Services Association – Scott Gingrich was present.

   A. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the Windsor Township Fire & Rescue Association Contract covering the period of January 1, 2027 to December 31, 2029. Motion carried. Three votes yes.

   B. Mr. Gingrich advised that the next Fire Chief's Meeting will be held at Laurel on October 22, 2026 at 7:00 p.m.

   C. Mr. Allison advised that Laurel Fire Company would like to apply for a LSA Grant for SCBA filling station. They will be requesting a Letter of Support from the Township. This does not conflict with grant applications that other stations have applied for.

   D. Mr. Saylor encouraged everyone who is able to, to donate to the fire companies.

8. York County Regional Police Department – Chief Damon was present. He advised that he was part of a roundtable meeting in which electric bikes, scooters and similar items were discussed.

   A. The monthly report is available for review.

9. Golden Connections – Kasie Ream – Executive Director – Ms. Ream gave a powerpoint presentation providing information on a what a typical day at the center looks like, classes offered, testimonials, and membership counts. She stressed the importance of the program to the older citizens. It was noted that they had received a grant for a renovation to their kitchen. She thanked the Board for their continued support.

10. Attorney Stacey MacNeal – Cape Horn Road Property Discussion – Attorney Stacey MacNeal, Jason Wheeler with TPD and Themi Sacarellos were present. Attorney MacNeal commented that everyone would agree that the Cape Horn Road and Windsor Road intersection is currently failing. She advised that Mr. Sacarellos has contracted with TPD to study the intersection to determine potential upgrades. She noted that no plans have been submitted at this time. Approvals would be given by PennDOT.

    Mr. Wheeler advised that they have performed a preliminary analysis on the intersection and have completed a design that would have the least impact on the adjoining properties. He showed diagrams of the proposed layout. Mr. Wheeler explained that the new intersection would be shifted further south on Cape Horn Road to provide for a better turning angle and stacking area. Southbound Cape Horn Road would have a continuous moving straight lane and a signalized left turn lane. Northbound Cape Horn Road would have a signalized straight lane and a separate right turn lane which will yield onto Windsor Road. Windsor Road would be a signalized right turn only. Left turns onto Cape Horn Road would be restricted. A new roadway would be installed near Hastings Boulevard running through the property to connect at the existing Belle Road traffic signal.

    Public comment was received from 12 individuals. Concerns were expressed regarding the potential industrial use on the property, the restriction of left turns from Windsor Road onto Cape Horn Road, pedestrian safety, truck traffic, what measures were used to create the design, impact on existing homes, winter road conditions and who would be responsible for paying for the upgrades. Comments were also received in regard to the option of a roundabout, possibility of Windsor Road as a through street and the importance that the improvements are based on how the land will be developed.

11. Plans for Approval:

    A. Scott A. & Jolene L. Brady – Final Subdivision Plan for 3 lots along Grove Road by Gordon L. Brown & Associates – Jake Hebel with Gordon L. Brown & Associates advised that this plan creates three building lots off Grove Road. There are waiver requests as follows:

Section 502.6	Road widening
Section 503.2.A	Installation of sidewalks
Section 306.2	Water facilities study
Section 306.3	Sewer facilities study
Sections 304.2.B & 305.2.B	Plan sheet size

Section 304.2.B.28	Defer Stormwater Management
Section 506.5.A	Connection to public sewer

Mr. Kraft recommended approval of the waivers and noted all other comments have been addressed. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board granted the waiver requests as presented and approved the plan. Motion carried. Three votes yes.

B. York Resiliency LLC – Final Land Development Plan for a Community Solar System off Mt. Pisgah Road by HRG, Inc. – Mr. Allison recommended that this plan be tabled. On the motion of Kathy Kerchner seconded by Stan Saylor, the plan was tabled. Motion carried. Three votes yes.

12. Township Engineer:

A. Engineer's Report – Mr. Kraft advised that the Board has received his Engineer's Report. There were no questions.

B. Community Center:
Update
Payment Applications:
eci Construction – AFP #18 – $42,326.91
York Excavating – AFP #16 – $401,917.76
MidState – AFP #14 – $9,167.51
Garden Spot – AFP #12 – $8,550.00
Installation of 2 Door Release buttons in the office – $2,500.00

Mr. Kraft advised that walk throughs have been completed and the contractors are continuing to work on the punch lists.

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

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved the installation of two door release buttons in the office in the amount of $2,500. Motion carried. Three votes yes.

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

14. Public Works:

A. Ms. Kerchner advised that the Board has received the monthly report for October. It was noted that leaf collection has begun. The leaves are taken to Modern Landfill which is a PennDEP approved facility.

15. Other Business:

A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for September. There were no questions.

B. Ms. Kerchner advised that the Board has received the Township Manager's Report for September. There were no questions.

C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for September. There were no questions.

D. Recreation Commission – Ms. Kerchner advised that October meeting was cancelled.

E. The Board meeting scheduled for November 2, 2026 will be cancelled.

F. The 2027 Budget meeting will be held on November 3, 2026 at 9:00 a.m.

G. Stormwater Facilities Maintenance Agreement & Waiver of Section 306.R of the Stormwater Management Ordinance – Controls proposed in the rear and side setback – Tiffany L. & Tyler E. Bowles – 545 Windsor Road – Garage & Driveway

On the motion of Kathy Kerchner seconded by Kim Moyer, the Board granted the waiver of Section 306.R of the Stormwater Management Ordinance. Motion carried. Three votes yes.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Stormwater Facilities Maintenance Agreements for 545 Windsor Road. Motion carried. Three votes yes.

H. 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.

I. Resolution No. 2026R-10-01 – Amend Fee Schedule to include Community Center rates – Christopher Shaffer, Recreation Director, advised that they had researched fees at similar facilities when determining the rates. He noted that Township residents will receive a reduced rate. It was the consensus of the Board that Township employees will receive a 25%

discount. It was explained that the use of the center is program based and it is hopeful that the income will cover the building operating expenses. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution No. 2026R-10-01. Motion carried. Three votes yes.

J. Mr. Allison advised that the current part-time Building & Grounds employee typically works until the beginning of November. He stated that he is requesting that this timeframe be extended until the end of the year. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board granted the extension of the part-time employee through the end of 2026. Motion carried. Three votes yes.

K. Mr. Shaffer advised that the Grand Opening for the Community Center will be held on November 14th from 12:00 p.m. to 5:00 p.m. The building will be open to the public to walk through. Employees will be present to assist and answer questions. Food trucks will be onsite.

L. Ms. Kerchner advised that the polling locations for Wards 3 & 4 have been relocated to the Community Center at 1005 Lombard Road. A new card should have been received for those affected by the change.

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

16. Unfinished Business – There was none.

17. Public Comment – Lynn Cheeseman, Cranberry Lane, stated that she would like the meetings to be livestreamed as the minutes are not informative. She expressed her concern that an industrial use is still being mentioned at the intersection of Cape Horn and Windsor Road even though the Board had already said no to this type of use. Mr. Saylor confirmed that the Board did deny the industrial use.

    John Cheeseman, Cranberry Lane, acknowledged that the development of 400 acres of land will be impactful. He commented that he believes the use study that was performed by C.S. Davidson should be used since the Township's Comprehensive Plan has not been updated since 2010.

    Tiffany Bowles, Windsor Road, stated that the best use of the properties is to remain farmland. A logistic center should not be in this location and residential development will overcrowd the schools.

    Dennis Bartnik, 122 Morningside Drive, questioned if there is an Ordinance to address horse manure on the roadways. Mr. Allison advised that there is not.

Sara Crawshaw, Castle Pond Drive, asked for an update on the Data Center Ordinance. Mr. Allison advised that it was adopted as an amendment to the Zoning Ordinance. Ms. Crawshaw commented that the Township's website is difficult to navigate.

Courtney Derocher, 987 Castle Pond Drive, stated that she is a very busy person and cannot attend all the meetings. She suggested including links to items in conjunction with the posting of the meeting agenda.

Dan Hoerr, Patterson Avenue, agreed with Ms. Derocher's comments. He questioned how to find the link to the Township's recreation website. He stated that the meeting should be livestreamed. He questioned when PennDOT was last contacted regarding improvements at the Cape Horn and Windsor Road intersection. Mr. Allison advised that there was a meeting a few months ago and PennDOT is not taking any action regarding this intersection.

Catherine Lutz, 1105 Windsor Road, stated that Windsor Road is already a dangerous road and adding more truck traffic would only make it worse. She commented that there have already been numerous accidents at her property.

Mr. Bartnik, Morningside Drive, had questions regarding the Data Center Ordinance.

Addie Berry, Rosebrook Drive, questioned submissions of Variance and Special Exception requests. Attorney Wymand explained the MPC process.

Lana Schafer, questioned the difference between Variances, Special Exceptions, Overlay Zones and rezoning.

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

Mr. Saylor advised that the Community Center is wonderful and staff did a great job.

Mr. Saylor stated that this meeting got out of hand and people were very disrespectful.

Ms. Kerchner added that the Board members are elected officials that give up their time for the best interest of the Township. She commented that some municipalities do not allow for interaction. She stated that she cares about her job even if it is a thankless. She commented that the Board deserves respect and they are not hiding anything.

Mr. Moyer stated that zoning is in place for a reason. He noted that the Prospect Place development was submitted under previous zoning regulations and would not be permitted under the current Ordinance. He acknowledged that the land along Windsor Road and Cape Horn Road will be developed over time.

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

20. The meeting of the Windsor Township Board of Supervisors adjourned into an Executive Session to discuss a personnel matter at 9:09 p.m.

Respectfully submitted,

Kipp D. Allison
Secretary

CITIZENS PRESENT
October 19, 2026

Janda Wright	Freysville Rd Red Lion PA
Terry Rauhauser	3018 Lakefield Rd
Chris Morgan	3018 Lakefield Rd
Barbara Gary	3012 Lakefield Rd
Eithel Keller	2018 Faversham Way
Kasie Ream	Golden Connections
Ki Groh	540 Rosewater Dr
Charles Golden	950 Dietz Rd
Susanne Lyden	45 Frank Dr
Leo Lyden	45 Frank Dr
Jake Hebel	Gordon L. Brown & Associates
Lana Schafer	915 Castle Pond Dr
Christine & Dan Hoerr	Patterson Ave
Dennis Bartnik	Morningside
Tina Baker	White Oak
Gladys Vazquez	928 Castle Pond Dr
Gustavo Rodriguez	928 Castle Pond Dr
Charles Lutz	1105 Windsor Road
Karin Ellinger	210 Meggon Rd Red Lion
Weyth Barley	90 Nina Drive York
Jim Kraft	902 Cranberry Lane
Yvette Engle	5 Valley View Dr Windsor
Sandy & Rick Diem	731 Natalie Ln
John & Lynn Cheeseman	910 Cranberry Ln
Chris Valentin	1032 Hastings Blvd
Saron Shue	3100 Lakefield Rd
Gerry & Melissa Bailey	575 Windsor Rd York
Doug & Sara Crawshaw	991 Castle Pond Dr
Regina McIntyre & Lane Shirey	695 Dietz Rd York
Chris Schaeffer	780 Dietz Rd York
Donald Knaub	903 Cranberry L
Hannah Saucy	862 Dietz Rd
Eric Wert	862 Dietz Rd
Jim Vergos	985 Castle Pond Dr
Paula Vergos	985 Castle Pond Dr
Kathy Weber	4086 Woodspring Ln
Ron Byrne	972 Castle Pond Dr
Lee Hankey	65 Carson Ln Red Lion
Sue Zimmerman	3017 Lakefield Rd
Norma Lingenfelter	2052 Faversham Way
Stephen Snell	544 Crestwood Dr Red Lion
Cortney Derocher	987 Castle Pond Dr
Lauren & Gary Bartnik	1011 Delta Road

CITIZENS PRESENT
October 19, 2026

Kristine Jefferis	240 Ruppert Rd Red Lion PA 17356
Gerald Kornbau	990 Kendale Rd Red Lion PA 17356
Steve Seitz	60 Carson Lane Red Lion PA
Susan Thompson	2176 Windsor Rd Windsor
Oliver Thompson	2176 Windsor Rd Windsor
	1680 Rosebrook Dr
	1680 Rosebrook Dr
Bob Rauhauser	494 Windsor Rd York PA 17402
Sue Lutz	55 Frank Dr York PA 17402
Catherine Lutz	1105 Windsor Rd
Scott Gingrich	Alliance Fire & Rescue
Sam Koons	Windsor Township