

WINDSOR TOWNSHIP BOARD OF SUPERVISORS

June 16, 2025

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 Stan Saylor seconded by Kim Moyer, the minutes of the May 19, 2025 meeting were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
 - A. Mrs. Gunnet advised that any Form U applications that had been received from Modern Landfill would be located on the counter in the rear of the room.
 - B. Mrs. Gunnet advised that she has received a letter from the PA Department of Military and Veteran Affairs, certifying that Beth Winters of 2026 Faversham Way qualifies for the Disabled Veteran Real Property Tax Exemption. She stated that this information is also sent to the County. If the County removes the taxes, the Township follows suit as they are on the same bill.
5. Windsor Township Fire & Emergency Rescue Services Association – No one was present.
 - A. Ms. Kerchner advised that the next Fire Chief's Meeting will be held at Alliance Fire on June 26, 2025 at 7:00 p.m.
 - B. Simulator repair – Ms. Kerchner advised that there is no update.
 - C. Scholarship winner announcement – Mrs. Gunnet advised that each year, the Township awards two scholarships to members or family members of those from the Association. This year there were 5 applicants. The scholarships are being awarded to Aidan Yahnke of Alliance Fire & Rescue and Sadie Gibney of Laurel Fire Company. They will be presented with their awards at the July meeting.
6. York County Regional Police Department – Officer Chris Tenney was present. He did not have anything to report.
 - A. The monthly report is available for review.
7. Dennis Bartnik – Recreational Vehicle Ordinance – Dennis Bartnik, 122 Morningside Drive, advised that he would like the Board to abolish the ATV Ordinance. He noted that his property is located in the Agricultural Zone and commented that a farmer in the same zone makes more dust with their operation than an ATV. He stated that there are other causes for noise and fumes in the Township that are permitted.

Mr. Saylor advised that he is not in favor of repealing the Ordinance and questioned what changes Mr. Bartnik would like to see be made to the Ordinance. Mr. Bartnik commented that he and Mr. Allison worked together to discuss potential changes but he would like to have the Ordinance abolished. Mr. Saylor stated that if it were repealed, it would be necessary to see how properties in different zones could be affected. Mr. Bartnik commented that it could be handled as Disorderly Conduct as that is how it was done originally. He admitted that in the past, there were times that they rode excessively at his property. He stated that now his grandson rides and he would like for him to be able to do this at his property.

Ms. Kerchner commented that Mr. Bartnik's situation may be different but she is not willing to abolish the Ordinance as it has an effect on all properties in the Township. She stated that she is willing to look at making changes to it. Mr. Bartnik commented that if they are going to look at changes, he does not want a committee to be created like when the Ordinance was created. He noted that he had fought against the Ordinance in court but gave up due to cost.

Mr. Saylor stated that he believes that this should be discussed at the next meeting once there are suggestions for changes put together. Mr. Allison agreed that this should be the approach. He stated that the matter before the Board tonight is to see if the Board was interested in making changes to the Ordinance. He advised that changes that could be looked at are the definitions, who can ride on a property, hours of operation, timeframes and setbacks. He stated that he could try to put a proposal together for the next meeting. The Board agreed.

Mr. Bartnik stated that he would like for more people to ride on the property at the same time and for there to be a longer riding period. He commented that he will work with Mr. Allison.

Gary Bartnik, 1011 Delta Road, advised that his property is also located in the Agricultural Zone. He stated that he often sees dirt bikes riding on the road. He commented that he has reviewed the decibel levels of different items as compared to an ATV and regular noises such as mowing a lawn creates more decibel levels than ATV. He stated that noise should not be considered an issue. He commented that it is unconstitutional to not allow non-residents of a property to ride. He stated that setbacks are vague and should not be used for enforcement. Mr. Saylor questioned if he felt there should be no setback. Mr. Bartnik stated that he thinks there should be some. Dennis Barnik commented that the location of a property line cannot be proved. He added that he feels a 50' setback from a property line is appropriate. Gary Bartnik stated that he feels that the number of ATVs operating at one time should be increased. He informed that the number of vehicles does not create a higher decibel level. Attorney Dillinger advised that this is not accurate as they do compound. Mr. Bartnik agreed but stated that it is minimal. He stated that he can see a cap on the number of riders but does not feel that two is enough. He advised that he would like the number of people, setbacks and time to ride changed. Ms. Kerchner questioned if there is a safety issue if more people would be permitted to ride at one time. Mr. Bartnik stated that there would not because during races, 20 people could be riding on 1 acre.

Dan Hoerr, Patterson Avenue, stated that mowing a lawn has a higher decibel level than an ATV. He commented that he disagrees that only residents of the property should be permitted to ride. Mr. Saylor noted that riding can get out of hand and a limit should be set. Mr. Allison commented that they could look into a time of day that they could be ridden rather than an amount of time. Mr. Saylor stated that it is important to look at rules to enforce across the board. Mr. Hoerr stated that he feels there should be a setback from property lines but they should be less than the current Ordinance and perhaps the setback could be from an adjoining dwelling rather than the property line.

Mike Herring, White Oak Road, advised that he does not agree with the Ordinance. He commented that if people were allowed to ride on a property, then they may not be riding on the road. He added that the decibel level is less than other things.

Andrew Bartnik stated that the 10:00 a.m. to 7:00 p.m. timeframe to ride does not make sense. He commented that with his work schedule, he may not be able to ride in the evening. He stated that he prefers to see dusk to dawn.

Dennis Bartnik stated that this Ordinance currently includes electric dirt bikes which do not put off the same decibel level. Attorney Dillinger stated that it seems that a more simplified ordinance seems to be the better option. Mr. Bartnik thanked the Board for their time.

8. Plan for approval:

- A. LITTLE CREEK FARMS – Preliminary/Final Subdivision Plan by Site Design Concepts – Lot line adjustments – Dull Road – Ryan Herbst with Site Design Concepts advised that this plan is a lot line adjustment. There are no new lots being created. The current lots are bisected by Felton Road. The new lots will be located on either side of the road. He advised that they are requesting waivers as follows:

Section 304.2.B – Plan sheet size
Section 305.2.B – Plan scale
Section 502.2.J – Widening of existing roads
Section 503.2 – Construction of sidewalks

Mr. Saylor questioned the width of Dull Road. Mr. Herbst stated that it varies from 18' to 22'. Mr. Kraft advised that he does not have an issue with the granting of the waivers.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the waivers 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.

9. Triple Crown Corporation – PROSPECT PLACE – Quarterly Reserve Capacity Agreement- Mrs. Gunnet advised that in order to reserve sewer capacity, the developer for Prospect Place has chosen to pay a quarterly amount rather than a lump sum. The quarterly amount is

60% of the rate for an EDU. She noted that this amount if not refundable nor does it get applied to the tapping fee for each lot. Mr. Moyer questioned if the reservation is per phase. Mrs. Gunnet advised that the amount is required for all proposed lots. The amount is reduced as homes are constructed or the developer decides to pay in full. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the Quarterly Reserve Capacity Agreement for Prospect Place. Motion carried. Three votes yes.

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

Resolution #2025R-06-01 – Re-affirm Funding Source

Payment Applications

Eci Construction – AFP #2 – \$193,82.85

York Excavating – AFP #3 – \$689,118.54

MidState Mechanical – AFP #2 – \$5,111.97

Shannon A. Smith – APF #2 – \$24,617.70

Change Order – York Excavating – CO #1 – Unsuitable soil at building pad site & Hydrovac at gas main - \$71,626.37

Mr. Kraft advised that the building pad has been graded and they are excavating for footers. Ms. Kerchner questioned if the consultant is on site. Mrs. Gunnet advised that they are stopping by the site but there is currently no electricity at the property. Mr. Kraft noted that the tree trimming has been completed on Lombard Road. Another meeting will be held with the property owners at the corner of Navajo Drive and Lombard Road to discuss the trimming that was done on their property.

Mr. Kraft advised that there was some unsuitable dirt on the property and a Change Order is required for the work to remove and replace the soils. The amount is \$31,968.59. There is also a high pressure gas line in Lombard Road that will need to be soft dug around. This is included in same Change Order and is in the amount of \$39,657.78. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved York Excavating Company Change Order #1 in the amount of \$71,626.37. Motion carried. Three votes yes.

Mr. Kraft advised that there are four payment applications for approval as follows:

Eci Construction – AFP #2 – \$193,82.85

York Excavating – AFP #3 – \$689,118.54

MidState Mechanical – AFP #2 – \$5,111.97

Shannon A. Smith – APF #2 – \$24,617.70

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

Mrs. Gunnet advised that a Resolution needs to be approved to re-affirm the funding source for the RACP Grant. She stated that the original resolution listed Peoples Bank. Since they have merged with Orrstown Bank, the new name must be updated. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved Resolution #2025R-06-01. Motion carried. Three votes yes.

C. Security Reduction – Shawnee Manor

Mr. Kraft advised that the developer of Shawnee Manor has passed away and the Estate is trying to have the development completed as there is an open NPDES Permit. The basin needs to be converted and they would like to have a security reduction approved so those funds can be used to complete the work. Mr. Kraft advised that he is recommending a reduction in the amount of \$6,433.55 which will leave a remaining balance of \$73,947.50. On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved the security reduction for Shawnee Manor in the amount of \$6,433.55 as recommended by the Township Engineer. Motion carried. Three votes yes.

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

12. Public Works:

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

Ms. Kerchner questioned if the Township is fully staffed. Mr. Trout stated that we are. Mr. Saylor commented that employee Matthew Gannon was recently recognized as a firefighter at the company's recent banquet.

13. Other Business:

- A. Ms. Kerchner advised that the Board has received the Zoning Officer's Report for May. There were no questions.
- B. Ms. Kerchner advised that the Board has received the Township Manager's Report for May. There were no questions.
- C. Ms. Kerchner advised that the Board has received the Dog Officer's Report for May. There were no questions.
- D. Recreation Commission – Update – Ms. Kerchner advised that the June meeting was cancelled. Mr. Saylor suggested that closer to the Community Center's completion that Mr. Shaffer attend the Board meetings to provide updates. Mrs. Gunnet commented that they have had some in house staff meetings to discuss the project and have met with different vendors. He is reviewing job descriptions from other places that have a community center so that he can create them for the Township.

Mrs. Gunnet noted that there is a crack in one of the climbing walls at the playground. It is going to be replaced under warranty.

- E. Ms. Kerchner advised that the Board meetings are operating on the summer meeting schedule so there will be no meeting on July 7, 2025.
- F. Ms. Kerchner advised that the Township will be holding a Shredding Event on Thursday, October 9, 2025 from 3:00 p.m. to 6:00 p.m. at the Township Office. This is for residents only and there is a 2 box limit.
- G. Ms. Kerchner advised that the Township will be holding an Electronics Recycling Event on Saturday, October 25, 2025 from 9:00 a.m. to 12:00 p.m. at the Public Works Building at 970 White Oak Road.
- H. Resolution #2025R-06-02 – Amend Fee Schedule to include fees charged by the Tax Collector – Mrs. Gunnet advised that currently the Tax Collector’s fees are not included on the Fee Schedule and they should be listed. The fees were previously approved by the Board. On the motion of Kathy Kerchner seconded by Kim Moyer, the Board approved Resolution #2025R-06-02 to amend the Fee Schedule. Motion carried. Three votes yes.
- I. Junk Yard License renewal – Mr. Allison advised that he has inspected the three junk yards in the Township. He stated that SIMS is an active junkyard. They are potentially looking to build a new building onsite. TC Auto Salvage has not had much activity and there have been no changes. He stated that he has had communication with the owner of Red Lion Salvage. He noted that the previous Board had directed to focus on the junkyard coming into compliance with orders from PennDEP and the York County Conservation District (YCCD). He commented that it has been a slow process but he can see changes being made on the upper level of the site. They are currently in good standing with the YCCD but have some findings with PennDEP. They are looking to relocate their office but need to install fencing. Mr. Allison stated that he is recommending to approve the renewals for all three junkyards but to include a letter to Red Lion Auto Salvage that the license will not be approved next year if they are not in full compliance.

Mr. Saylor questioned if there have been any complaints filed against SIMS or TC Auto Salvage. Mr. Allison advised that TC Auto Salvage had one trailer that was too close to the property line but they moved it to be in compliance. He added that they should mow more often than they do but complaints are not normally filed. Mr. Allison stated that there have been occasional complaints about noise at SIMS but most of their operation has been relocated to the building across from Modern Landfill.

Mr. Saylor stated that he is agreeable to the extension but feels Red Lion Salvage needs to have the property cleaned up. He noted that they had not been cooperative in the past. Mr. Allison commented that they are actively moving forward but agrees that there

needs to be significant changes. Attorney Dillinger advised that he can assist with the letter to be sent if necessary.

On the motion of Kathy Kerchner seconded by Stan Saylor, the Board approved a one year renewal of the Junk Yard License for SIMS, TC Auto Salvage and Red Lion Auto Salvage with a letter as discussed to be sent Red Lion Auto Salvage. Motion carried. Three votes yes.

- J. Red Lion Area School District Administrative Team – Thank you for mulching at the Administrative Building – Ms. Kerchner commented that the mulching looks nice and thanked the School District for their volunteerism. She noted that this is the second year that they have done this.

14. Unfinished Business – There was none.

- A. Mr. Moyer asked for an update on the Zoning Ordinance amendment. Mr. Allison advised that it will be reviewed by the York County Planning Commission at their meeting tomorrow. He had been contacted about one minor change but otherwise he is expecting a favorable recommendation. It will then be advertised for a Public Hearing and adoption at the Board meeting in July.

15. Public Comment – There was none.

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

Mr. Saylor wished everyone a Happy Fourth of July.

Mr. Moyer did not have any comments.

Ms. Kerchner stated that Manchester Township has approved a location for a hub for trash to be brought to their site and then hauled out if the landfill closes. Mr. Saylor noted that if the landfill does close, disposal fees with the York County Solid Waste Authority will increase.

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 at 7:40 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT

June 16, 2025

Jared Bodisch
Ryan Herbst
Mike Herring
Dennis & Victoria Bartnik
Gary Bartnik
Lauren Bartnik
Dan Hoerr
Christine Emma
Lennie Dettinger
Andrew Bartnik
Rob Durst
Officer Chris Tenney

Site Design Concepts
Site Design Concepts
White Oak Road
122 Morningside Drive Red Lion PA
1011 Delta Road Red Lion PA
1011 Delta Road Red Lion PA
Patterson Avenue Windsor PA
Patterson Avenue Windsor PA
324 Pleasant Corner Ct Red Lion PA

York County Regional Police Dept.