

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 23, 2026**

The Lower Windsor Township Planning Commission held its regular meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. The meeting was called to order by Chair Hollis Bedell at 6:30 p.m. Also present were Planning Commission members Kelly Skiptunas, and Becky Pfeiffer; Zoning Officer, Monica Love; Permits Assistant, Andrea Hodge and 1 member of the audience. Marzena Wolnikowski was absent with prior notice.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the meeting minutes of June 23, 2026, as written, Mrs. Skiptunas seconded. Motion passed 3-0.

NEW BUSINESS

Planning Module mailer for Subdivision Plan 635-26, Michael & Nancy Rau; The planning module was created by Zane Williams at GLB&A for the Rau subdivision which the Planning Commission reviewed at their May meeting. The Commission reviewed the questions on the module and clarified the requirements. 35-000-JM-0095.CO-00000; 35-000-JM-0095.00-00000. Dr. Bedell made a motion to approve and sign the module. Mrs. Skiptunas seconded and the motion carried 3-0.

OLD BUSINESS

Ms. Love discussed the Zoning ordinance rewrite. The PC was given a clean copy of the draft of Articles I and II, which include the definitions. Members reviewed the definitions of Bed and Breakfast, Principal Building, Bio-gas, Child Care Centers and the state regulations, Constrained Land, Data Center (typo), Height should be referenced under Airport Terminology. Under 'Hospital' the last sentence was reworded. The definition of Sanitary Sewer Service should include the Waterfront Recreation and Industrial districts, and the same is applicable in the Water Service definition. Transitional Surface Zone should say see Airport Terminology. Tavern should be removed from the definitions.

The August 19 workshop will be cancelled – there are no plans to review and two members will not be available. The regular meeting is scheduled for August 27, 2026.

There being no additional business, Dr. Bedell adjourned the meeting at 7:05 pm.

Respectfully submitted,
Monica Love
Zoning Officer