LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 27, 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, Becky Pfeiffer and Bradley Hall; Zoning Officer, Monica Love; Permits Assistant, Andrea Hodge and 2 members 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 July 23, 2026, as written, Mrs. Skiptunas seconded. Motion passed 4-0.

NEW BUSINESS

None

OLD BUSINESS

Zoning ordinance rewrite.
The Conditional Use definition is meaningless. Ms. Hodge read the definition from Hellam Township's ordinance, *A Use which may be appropriate to a particular zoning district, only when specific conditions are criteria prescribed for such uses have been complied with. Conditional Uses are reviewed by the Board of Supervisors after recommendations by the Planning Commission, in accordance with Article IX of this chapter.* The members agree that is better.
Within the table §470-302 under Dwelling, Temporary Recreational Dwelling is only permitted in the WR district, however, within the R, V & Ag districts, it is permitted for 15 days for visiting family members. Should the table be revised? Yes.
Also within the table, Club Room, Club Grounds or Meeting Hall, Social Hall references §470-261, it should be §470-621.
In several places Definitions references §470-201 when it should be §470-203.
Table 470-507: Parking, the number of required parking spaces seems excessive. Ms. Love will investigate a few other municipal requirements and revise as appropriate.
§470-613 Bee Keeping, Subsection B and E are similar and can be combined.
§ 470-629 Cryptocurrency, Data Mining and Data Storage, the setback is 150 feet the members believe it should be 200 feet.

The September 16, 2026, workshop will be utilized to review the Zoning Ordinance. Ms. Love will not be in attendance for the regular meeting on September 24, 2026. There is likely one plan for the agenda.

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

Respectfully submitted,
Monica Love
Zoning Officer