

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 27, 2022**

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 Julia Parrish at 6:30 p.m. Also present were Planning Commission members Hollis Bedell, Kelly Skiptunas, Marzena Wolnikowski, and Zoning Officer, Monica Love. Jessica Fieldhouse from C.S. Davidson Township Engineer and Pam Shellenberger of York County Planning as well as six (6) residents also attended. It was noted that Lewis Brown, member of the Planning Commission passed away on Christmas day 2021 and would be missed. All attendees stood for the Pledge of Allegiance.

REORGANIZATION

Upon a motion by Hollis Bedell, seconded by Kelly Skiptunas, Julia Parrish was nominated as Chair. Motion carried 4 to 0. Hollis Bedell nominated Kelly Skiptunas as Vice Chair. The nomination was seconded by Marzena Wolnikowski, and the motion carried 4 – 0. Kelly Skiptunas made a motion to nominate Hollis Bedell as Secretary; Marzena Wolnikowski seconded. Motion carried 4 to 0.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of December 23, 2021, as written, Marzena Wolnikowski seconded. Motion carried 3 – 0, with Kelly Skiptunas abstaining.

OLD BUSINESS

None

NEW BUSINESS

Ms. Parrish asked if the Township was still requesting volunteers for the Planning Commission, or if applications had been received. Monica Love noted that one application for the open position on the PC had been received, and the alternate position remains open for both the PC and the Zoning Hearing Board.

OTHER BUSINESS

Jessica Fieldhouse, Planner for C.S. Davidson Township Engineer began the first kickoff meeting to update the 2002 Comprehensive Plan. The MPC recommends that it be reviewed and updated every 10 years.

Modern Landfill sent out an email in December, which stated their concerns with the Industrial land available in the Township and the age of the existing Plan. Part of our outreach strategy will be an article in the newsletter to address this. Also, part of the record should show that the Planning Commission

began earnestly looking at this update in the spring of 2021. Planning and budgeting began summer 2021.

The update should be finished in about ten months and be ready for an October approval. The group will meet monthly, although we may skip a month if work by Staff or the Consultant needs to catch up behind the scenes.

The February meeting will have a schedule including midway work session with the Board of Supervisors with findings, so there are no surprises when the Plan is finalized.

Ms. Fieldhouse stated that there will be a Public Outreach Survey which will be made available at the Township building, and local businesses, such as Becky's, Dollar General, and the Post Office.

Another large part of this will be Key Person interviews i.e. EMS Coordinator, Roadmaster, long-time residents, School District representatives, utility providers, the Long Level Group, and the Police Department, looking for opinions from people who may have a broader sense of the Township.

The overarching goal is to review, update and validate the policies and strategies identified in the 2002 plan, if they are still accurate, they'll be kept, and we will update where needed.

The Comprehensive Plan is made up of two parts: "Data and analysis" and the second "the plan, Implementation and analysis". (The Power Point Presentation is attached hereto)

The Vision identified in the 2002 Comp Plan was read by Ms. Fieldhouse, and she questioned whether that needs to be modified. Should it change, and if so, how?

Gus Carpio noted that the landfill is a superfund site and the riverkeeper has the testing and data of the pollution. The landfill has not cleaned up the leachate plume.

Someone from the audience noted that sustainability was not really dealt with, and the words sustainable, healthy, viable, and prosperous must be included.

Ms. Parrish noted that much more environmental impact should be included (air, water, Stormwater management, erosion, etc.)

In February, Ms. Fieldhouse wants to get feedback to review the policy statements and update them for the next 5, 10, 15 & 20 years.

Existing land use in the 2002 Plan shows farming as 67% of the land use and residential development as 25% of the land use, then everything else was divvied out in small increments. That isn't expected to change drastically because the population hasn't changed as it was projected.

The 2002 Plan projected population growth in 2022 to be over 9,000, but per the 2020 census it's only 7,519.

Kelly Skiptunas stated the original Plan and Zoning Ordinance were heavily contested, and at the time of the 2002 study, there were several Lauxmont developments that were included in the projection. Ms. Parrish asked how the agricultural lands are counted, because there are a lot of developments in the AG zone that are residentially used, but have farm-land surrounding, and sometimes together. Ms. Fieldhouse and Ms. Love explained the land use designation listed on the County Tax Assessment for each lot is used.

The Natural Features section of the Plan will not change much, but the sustainability may change due to higher rainfall and higher groundwater tables. Also, the Strategies may circle back to preserving the Natural Features.

Mr. Carpio brought up the aquifer under the existing landfill is polluted, and noted that if the expansion takes place, there is a possibility that the second aquifer will be polluted as well.

Ms. Parrish also requested that we speak to the Game Commission – 20 years ago we didn't hear about chronic wasting disease, and we didn't have coyotes in the area.

Much like population, the housing characteristics and trends were projected in 2022 to be much higher than the actual growth. Housing units were projected as 4,088 we actually have 3,172. Those numbers are from the 2020 Census. The persons per house 2.51 - the household sizes are not shrinking the way it was projected, due to the multi-generational living. The occupancy rate is 93%. Housing vacancy rate is typically 7-8% in rentals, for ownership it's 3-4% anything lower than that is concerning.

The Public Utility section will have some minor changes, but overall, there won't be much. Internet and broadband are issues in the area, as Comcast does not serve all of the Township. Public sewer and public water will be expanded to the River Ridge Hills Development, and the East Prospect WWTP has been expanded to serve additional properties. Failing sewers in the Delroy area (Bluestone at East Prospect) had issues, Massa Drive has insufficient water, and Saddle Ridge had a water table issue in the past.

The Community Facilities section listed the schools in existence and Emergency Services (fire, police, ambulance etc.) and will look at the changes over time.

The 2002 plan identified a lack in the recreation, which was noted as needing 10,000 acres per 1,000 people, a 52 acre shortage, BUT the state park, county park and federal lands were not included in the 'number' used to calculate. Pam Shellenberger was questioned on the current requirements. She replied that DCNR is pushing for the parks to be within a certain distance which has shifted from the acres/population calculation. Perhaps promoting safe walking and biking as well as access and a more linear development rather than large tracts of land (greenways) would be better. Native Lands Park and Highpoint need to be added to the listing. School facilities have not changed significantly, but there are several planned changes.

The Chapter on Transportation Facilities identified road classifications, local, collector, arterial...design standards, average daily traffic, and went over the concept on level of service. This will need the most updating. The 2002 Plan centered on the vehicle, whereas today there is more focus on walking, bicycling, and public transit. This section needs to be rethought to provide a more holistic approach. Ms. Skiptunas asked if public transit is in the Township, Ms. Love answered that it is in Wrightsville, but has not gotten this far. Dr. Bedell noted that Rabbit Transit comes to the Senior Center. That may be a key person interview.

Mr. Carpio noted that trash truck traffic should be counted in that section.

That concluded the data and analysis portion of the Plan.

The 2004 allocations were updated, but they were minor changes to the Plan. That data will be revised. The group will need to discuss future land use.

The big steps to push the community character and land use plan forward were implementation of Land Preservation, the Zoning Ordinance, Stormwater Management Ordinance and establishing the Village district. This portion of the plan has been fully implemented.

Housing plan identified minimum/maximum lot sizes to maintain appropriate densities in the Residential zones and advocated provisions for medium density housing in and around the Village district. Most of the plan was implemented with the Zoning Ordinance. The questions we need to ask for the new Housing Plan, are "Do we need to provide more infrastructure in and around the Village district to provide for medium density housing?" and "Have the suggested implementation strategies worked?" The intent is to provide a mix of housing.

Phil Rohrbaugh asked about funding measures within the Comp Plan whether it is to welcome private investment or stimulate investment. Ms. Fieldhouse responded that the Plan sets the goals for the Township, the things the Municipality has control over in that aspect are, how difficult is it to get a plan or permit to the finish line, and is it encouraging? A Capital Improvement Plan is more geared to identifying the large expenditures to funding sources, and IF the Township chooses to have one, it would be updated every year and work with the Comprehensive Plan. The Comp Plan may identify some cost analysis on park creation and maintenance. A lot of times there will be funding opportunities discussed as grants and partnerships. The sustainability and implementation and impact to taxpayers will be discussed much later in the process. If there are not a lot of changes to the 'look' of the Township there may not be a great deal of expenditures needed.

The Plan MUST have specific statements in it: the appropriate land use and allocation of the land. It must have a statement about the Community Facilities and it must have a statement about housing and

all of those statements must reflect what the needs of the municipality are. Whether the 2002 previous statements are still appropriate remains to be determined.

Ms. Shellenberger noted that the trends in housing must also consider age groups. The need for senior housing is an issue county wide. People aging in place are often on fixed incomes, and we need to look at the Township's role in mitigating that concern.

Ms. Parrish asked if the Plan will look at the assessed value of housing and properties and property taxes. Ms. Fieldhouse responded that yes, there is a great deal of data in the 2002 Plan be reviewed on the housing, but that taxes isn't something that has been done usually. The Township doesn't have control over a lot of the property tax issue – it is the school or county's role.

Public Facilities plan studied the water supply and sanitary sewer and whether public infrastructure is needed. The 2002 plan demographics do not meet the threshold for public water and sewer. The population increase doesn't support that. Solid waste disposal and the landfill pollution should be the number one concern per Mr. Carpio. Public Safety should note the polluted stream. Ms. Skiptunas brought up the crosswalk between Eastern School District and the River Ridge Hills development that is currently being fought.

Trash haulers through Yorkana are an issue when children are waiting for the bus. Curbside recycling is not available. John Bowser noted that the Township should be providing curbside recycling under the law. Previous recycling measures the Township provided were abused and had to be removed.

Community Facilities Plan discussed acquiring additional land, maximizing recreation potential; developing a comprehensive greenway network connecting park sites to open space and residential communities; provide ADA accessible facilities and developing a Capital Improvement Plan for Park and Recreational facilities as well as plan for a new administration building, several of which had been accomplished.

Transportation Network Plan section provided Non-Site Specific Recommendations and Site Specific Recommendations. These will be reviewed with staff and the Township Engineer to see what has been finished or still needs to be. Then perhaps other issues will be added. Mr. Carpio noted that some revenue could be added by including DOT inspections by the Police Department. Anthony Skiptunas inquired about the widths of access drives for fire truck access. He noted that Klines Run Road is not wide enough if they needed to turn a truck around, and several others are the same way. Dr. Bedell noted that the state is looking at Long Level Road and the Township should be part of that. Ms. Parrish stated that the residents of the Township must deal with visitors and tourists who use the waterfront – the boat launch areas have Schaad Detective Agency in on seasonal weekends to help facilitate traffic and parking. The number of users has grown exponentially in the last ten years. Also, there are a large number of Special Events Venues that affect the community on a daily basis.

The Plan ends with the Implementation Strategies, and the Township has done really great with that. Most of them have been completed.

The group will reconvene in February, and talk about the goals, look at the survey and discuss what additional questions need to be asked. The distribution of the survey was discussed, and the members asked why direct mailing isn't an option (cost and labor). It will be available on the website and referenced in the newsletter. We can also provide it to Legislators to include in their email blasts and will make it available at local businesses.

Ms. Parrish adjourned the meeting at 8:20 p.m.

Respectfully submitted,
Monica Love
Zoning Officer