

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 18, 2024**

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 Rachel Sollenberger. Marzena Wolnikowski, member was absent. Zoning Officer, Monica Love, Permits Assistant, Andrea Hodge, Supervisor Barry Strayer and two (2) residents were also present. All attendees stood for the Pledge of Allegiance.

**PUBLIC COMMENT**

Mr. and Mrs. James Stevens of 422 Oak Hollow Road were at the meeting to discuss the letter they received at the beginning of December, regarding the donkeys and ponies on their property. Mr. Stevens stated that he contacted the York County Conservation District to create the Manure Management Plan and will provide it to the Township when finished. They worked through the fence issue. Where the pasture fence is located, it is ten (10) feet from the property line, however, the fence for their dog is nearer the property line. They requested some clarification on the requirements, should they add more animals, and add a second driveway then later left the meeting.

**MINUTES**

Dr. Bedell made a motion to approve the minutes of the meeting of November 20, 2024, with no revisions; Mrs. Skiptunas seconded. Motion passed 4-0.

**NEW BUSINESS**

Ms. Love provided the members with a copy of the Zoning Officer's report which was provided to the Board of Supervisors.

**OLD BUSINESS**

**Short-Term Rental Ordinance Recommendation**

Dr. Bedell made a motion to forward the Short-term Rental Ordinance to the Board of Supervisors for review, approval, and adoption. Kelly Skiptunas seconded the motion. It was approved 4-0.

Zoning Ordinance review, Conservation by Design regulations. 470-22; the number of lots that require a subdivision to be designed using the Conservation by Design is currently 5 lots, staff has discussed this amongst ourselves, and think 9 lots is more feasible. There are still several ten (10) acre lots in the Residential and Village districts, where requiring Conservation by Design will kill a project, and that is where we want development. The subdivision at Mapheliah requested and received a variance, Knights View deliberately kept fewer than 5 lots. The members would like to have the engineer's opinion before making a decision. John Klinedinst was okay with 9 lots, but he is retiring. Ms. Love will arrange to have John Affriol attend a future workshop, and we'll bring all the issues we want him to weigh in on.

Overlay District for Residentially used lots in the Agricultural District, less than 1 acre.

There exist numerous residentially used lots in the Agricultural District that contain less than 1 acre. They are existing non-conforming lots because of their small size, and no new lots could be created under an acre in the AG zone. This would only apply to these properties, would change the allowable lot coverage, and perhaps the side setbacks. Some of these lots are 0.5 acres and current lot coverage sets the maximum at 20%. With a house, garage and driveway a half-acre lot is then maxed out at 4,356 square feet and they cannot add a shed or extend a patio. No new coverage is permitted without a variance. This is something we talked about while revising the Comprehensive Plan and the lots are mapped in Exhibit 11-4. The members discussed changing the coverage to 30 or 35% (a half-acre lot would then be permitted 6,534 or 7,623 s.f. respectively) however they would like the engineer's opinion on this and the setbacks as well.

The Planning Commission will continue reviewing DEFINITIONS beginning with '**LAND DEVELOPMENT**' at the January workshop.

There being no additional business, Dr. Bedell adjourned the meeting at 7:30 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer