

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 22, 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. Present were Planning Commission members Kelly Skiptunas, Hollis Bedell, and Hank Smeltzer. Marzena Wolnikowski was absent with prior notice; Zoning Officer Monica Love, John Klinedinst, Township Engineer of CS Davidson and 5 audience members. All attendees stood for the Pledge of Allegiance.

**PUBLIC COMMENT**

None

**MINUTES**

Henry Smeltzer made a motion to approve the minutes of November 30, 2022, Julia Parrish seconded. Motion carried 4 – 0.

**NEW BUSINESS**

**Plan 620-22** – Cellco d/b/a Verizon Wireless. Rich Williams, Attorney, Ron Igeneri and John Bosco from French and Parrello, Engineer joined the meeting virtually due to the weather in the area of New Jersey. John Klinedinst reviewed the outstanding items in his letter, there are numerous outstanding comments (comment letter attached).

The Lot Coverage of the lease parcel (50'x 50') will be 100% impervious due to the gravel parking area. There was also discussion on the driveway, net and gross lot sizes, table of development rights using 1 Development right for the cell tower. This is considered a second principal use on the lot. Stormwater management is under review.

The plan was tabled to the January 26, 2023 as a motion by Mrs. Skiptunas, seconded by Dr. Bedell. Motion passed 4-0.

**ZHB Case 2022-02 Gallon** 5130 East Prospect Road. Frank Countess with CGA Law Firm represented the project. John Wilson the submitting attorney, and Sean Gallon, the applicant were unavailable for the meeting. The application requested an appeal of the Zoning Officer's determination, or a Special Exception to change the existing non-conforming use. Curtain Call Costumes and Tighe Industries was the business on site since the 1970s. The Zoning Officer's determination was that use was Light Manufacturing. The proposed use was determined to be Light Industrial. Mr. Countess noted the proposed business cleans textiles and electronics, there would not be storage needed.

The Planning Members requested clarification on any chemicals to be used, and the disposal of same.

Mr. Countess stated that the applicant is interested in public sewer extension.

A member of the public requested additional information on the chemical use. Mr. Countess could not answer the question.

The Planning Commission recommended that the Zoning Hearing Board take testimony on the environmental impacts of the proposed use, and whether additional state and federal permits are needed.

Dr. Bedell made a motion to uphold the determination of the Zoning Officer that this is not a continuation of an existing non-conforming use. Seconded by Kelly Skiptunas. Motion passed 4-0.

Dr. Bedell made a motion that the Special Exception request be recommended to the Zoning Hearing Board with the condition that any Environmental Impact & additional permits or licensing from PA DEP and/or EPA be provided to the Board. Mrs. Skiptunas seconded the motion. Motion passed 4 – 0.

Red Lion Municipal Authority for the Beaver Creek water main replacement. Asbestos-cement line is proposed to be replaced, and a small portion is within Lower Windsor Township. The pipe runs from the Beaver Creek Reservoir to Red Lion. The Authority requested the Planning Commission provide a letter of support. Dr. Bedell made a motion to provide the letter of support. Mr. Smeltzer seconded. Motion passed 4-0.

The Planning Commission thanked Mr. Smeltzer for being a member and wished him well in the future. Ms. Love introduced Rachel Sollenberger who will hopefully be joining the PC in January.

### **OLD BUSINESS**

A revised copy of the Zoning Officer's report, what the PC, Zoning Hearing Board and the Zoning Officer did through 2022 was distributed.

Mrs. Parrish adjourned the meeting at 7:16 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer