

LOWER WINDSOR TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
AUGUST 31, 2023
6:30 PM

The Lower Windsor Township Board of Supervisors held their regular meeting at the Township Community Building at 2425 Craley Road, Wrightsville PA. The meeting was called to order by Chairman Donald Schock at 6:30 p.m. with a pledge to the flag. Also present at the meeting were Supervisors George Yakubowski and Phil Rohrbaugh; Township Manager Sande Cunningham; Secretary-Treasurer Linda Zimmerman; Solicitor Andrew Herrold; Zoning Officer Monica Love; Engineer Adam Smith. Patrons in attendance: 14

PUBLIC COMMENT: None

APPROVAL OF MINUTES – AUGUST 10, 2023: Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the minutes as presented, motion carried.

REPORTS: None

ZONING:

1. SOLAR ORDINANCE – DISCUSSION: Ms. Love provided the revised Solar Ordinance to the Board which addressed the concerns of the Board. Ms. Love is asking for authorization to advertise for adoption at the October meeting. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to authorize the advertisement, motion carried.
2. COMPREHENSIVE PLAN – AUTHORIZE TO SEND TO YCPC AND ADJOINING MUNICIPALITIES: Ms. Love is asking for authorization to send the Comprehensive Plan to York Co Planning Commission, the adjoining municipalities and the Eastern York School District for review and comment. The Board asked questions and commented that they were happy to see it stayed close to the previous comp plan outlook. The Board asked that a policy be established for reviewing all proposed developments for consistency with the comp plan and provide a report to the Board. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to authorize the distribution to York Co Planning Commission, adjoining municipalities and the school district for review and comment, motion carried.
3. RESOLUTION 2023-15 – WEBB, 1952 CRALEY RD. – PLANNING MODULE: This is a 0.714-acre parcel occupied by a 5-unit apartment conversion. The septic system has failed. Because the lot is too small, a small flow treatment facility will need to be utilized. This treated water will be discharged into Fishing Creek. Ms. Love explained that the replacement system would be within a floodplain. The Planning Commission reviewed the planning module and provided comments to the Board. Mr. Klinedinst described the process for the planning module and said that it must meet our Act 537 plan requirements. The Board asked that the property owners be made aware of the issues concerning the permitting of the septic system. The Board tabled this until October.
4. RIVER RIDGE HILLS – FIRE HYDRANT PLACEMENT: Ms. Cunningham provided the Board with the proposed cost of \$5,235.84 per year for the hydrants at River Ridge Hills development. The Board

discussed implementing a fire hydrant tax for that development, however, Atty. Herrold suggested making it a township wide fire hydrant tax and creating districts, which would also address future developments. The Board authorized Atty. Herrold to prepare a draft fire hydrant tax ordinance to review at the October meeting.

OLD BUSINESS: None

NEW BUSINESS:

1. RESOLUTION 2023-16 – GRANT APPLICATION: Ms. Cunningham explained this resolution is for the grant application to PA Municipal Assistance Program. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve Resolution 2023-16, motion carried.
2. SMITH, 1203 TRINITY CHURCH ROAD – DAMAGED LIGHT POST: Ms. Cunningham informed the Board that while mowing the right of way on Trinity Church Road, the Highway Dept. damaged a light post at Mr. Smith’s property. Mr. Smith is requesting the Township reimburse him for the cost of a new light post and stated he would install it outside of the right of way. The Board agreed to reimburse Mr. Smith for the damaged light post.
3. OTHER PERTINENT BUSINESS:
 - a. Ms. Cunningham noted the Fall Newsletter is completed and provided a copy to the Board.
 - b. DEP announced they are holding a public hearing on the draft NPDES Permit issued to Republic Services of PA for Modern Landfill. This will be held on Wednesday, October 6, 2023, from 6:00 – 8:00 pm in the Township Community Building gym. (Incorrect date revised to October 4, 2023, per motion of the Board 9/14/23)

The meeting adjourned at 7:09 pm.

Respectfully submitted,

Linda J. Zimmerman

Secretary