

LOWER WINDSOR TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
JULY 9, 2026
6:00 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 George Yakubowski at 6:00 p.m. with a pledge to the flag. Also present at the meeting were Supervisors Phil Rohrbaugh Supervisor and Barry Strayer; Township Manager Sande Cunningham; Secretary-Treasurer Linda Zimmerman; Zoning Officer Monica Love; Solicitor Andrew Herrold; Engineer John Affriol and Chief Thomas. Patrons in attendance: 39

COUNTRY LANE DISCUSSION: Mr. Affriol reported that the Township applied for a grant for the stormwater restoration project at Windsor Heights. If we obtain grant funding the residents will not incur any costs. If we do not receive grant funding, then the project reverts to the initial project of stabilizing the embankment and fixing the pipe which could cost over \$100,000. That cost would be shared by the residents of Windsor Heights. After the project is completed, the township will be responsible for the maintenance moving forward. Residents expressed concern about the potential financial burden if grant funding is not awarded. They believe the Township should cover the cost of the restoration project. The Township will share updates with residents as they become available.

PUBLIC HEARING AT 6:30 PM – RESOLUTION 2026-12 AGRICULTURAL SECURITY: Chairman Yakubowski opened the hearing at 6:34 pm. Ms. Hodge presented the 7-year review of the Lower Windsor Township Ag Security noting we have 361.97 acres to be removed, due to not meeting the criteria, and an addition of 44.38 acres with a total of 6042.28 acres in the Township Ag Security Area. Ms. Love and Ms. Cunningham commended Ms. Hodge on a job well done. Supervisor Rohrbaugh asked that a letter be sent to property owners explaining commercial operations associated with farming and nuisance laws. Motion by Chairman Yakubowski, seconded by Supervisor Rohrbaugh to adjourn the public hearing and reopen the public meeting, motion carried.

PUBLIC COMMENT: None

APPROVAL OF MINUTES – JUNE 11, 2026: Motion by Chairman Yakubowski, seconded by Supervisor Rohrbaugh to approve the June minutes as presented, motion carried.

REPORTS:

1. POLICE: Chief Thomas submitted his report.
 - a. National Night Out is August 4, 2026, 5 – 7:30 pm at Rexroth Park.
 - b. Supervisor Strayer asked what criteria are used to determine whether a vehicle is considered abandoned.
 - c. Supervisor Rohrbaugh questioned the speeding truck traffic issues on Knights View Rd. Chief Thomas stated that the road is not signed properly and has spoken with the Roadmaster about signage. Ms. Love provided additional information on Snyder Corner Rd truck traffic and said she spoke with the owner of the mulch business and said he would talk to his customers/suppliers to slow down.
 - d. Chairman Yakubowski asked about delivery drivers stopping on the side of the road. Chief Thomas said they are aware of the safety issues and have begun citing these drivers.
2. MANAGER: Ms. Cunningham submitted her report.
 - a. The Township held a 250th Celebration on July 8th from 3:00 – 7:30 pm. We had food trucks, a bounce house, and games. The event was a success and well attended.
 - b. We have a second meeting on July 30th. Does the Board wish to cancel? The Board agreed to cancel the July 30, 2026 meeting.
3. SOLICITOR: Atty. Herrold submitted his report.
 - a. Supervisor Strayer questioned the landfill report and how they will proceed with the plan to increase in height. There will be additional discussions with the landfill on this issue.
4. ENGINEER: Mr. Affriol submitted his report.
 - a. Completed the base map for the Cool Creek Road crosswalk and working with PennDot on permitting.
 - b. Staff discussed with the River Ridge Hills developer the issue with on-street parking and access for emergency services vehicles.
 - c. Mr. Rohrbaugh noted concerns with the addition of a community center and the required road width especially for emergency services vehicles.
5. HIGHWAY: Mr. Miller submitted his report.
6. BUILDING MAINTENANCE: Mr. Zimmerman submitted his report.
7. EMERGENCY SERVICES: Reports were received from Craley Fire Co., SAFER-Yorkana, Red Lion Ambulance.
 - a. Mr. Hopple questioned the donation they received from the Township asking why it was reduced. Discussion took place on the need for funding for volunteers departments and requested the Board review future donation allocations.

8. RECREATION AUTHORITY: Ms. Cirilo submitted her report.
 - a. Zach Freeman will be resigning his position as our representative. We will have to appoint someone to fill the position.
 - b. Looking to repair field #2 at Rexroth Park with the help of highway department staff.
 - c. Gym lights – electrician to do the installation at the same time as the scoreboard.
 - d. Provided a report regarding sewage issues during facility use.

ZONING:

1. PLAN 632-26SLD- RIVER RIDGE HILLS LOT CONSOLIDATION PLAN AND SUBDIVISION PLAN WITHIN THE DEVELOPMENT ON WINDING WAY AND WINCHESTER CT. 35-000-17-0086.00-00000; 35-000-17-0087.00-00000; 35-000-17-0088.00-00000; 35-000-17-0116.00-00000; 35-000-17-0182.00-00000; 35-000-17-0183.00-00000; 35-000-17-0184.00-00000; 35-000-17-0283.00-00000, RESIDENTIAL DISTRICT. DEADLINE IS JULY 26, 2026: Tabled.
2. PLAN 635-26SLD – 107 CALVARY CHURCH ROAD, MICHAEL & NANCY RAU, 35-000-JM-0095.00-00000 & 35-000-JM-0095.C0-00000, 2 LOT SUBD, AG. AND VILLAGE DISTRICTS, DEADLINE IS JULY 26, 2026. This is a final Subdivision Plan for 1.09-acre residential lot to be combined with the existing 25.24 agricultural lot, with a new building lot created from the southeast corner along Calvary Church Rd for use of a single-family detached dwelling. The property is in the Agricultural District; however, the 1.09-acre lot is in the Village District. The regulations of the Agricultural District will apply to the residential lot when it is re-combined. They are requesting a waiver from §410-19. B.37.b Feasibility study for sewer and water facilities; §410-24. D plan scale; §410.44 street trees. Motion by Chairman Yakubowski, seconded by Supervisor Rohrbaugh to grant the stated waivers and approve the plan with conditions, motion carried.
3. PLAN 363-26SLD- 99 MAPHELIAH RD, STEVEN & LISA DAUGHERTY OWNER & APPLICANT, 35-000-JK-0225.E0-00000 & 35-000-JK-0225.D0-00000; 2 LOT CONSOLIDATION PLAN, VILLAGE DISTRICT. DEADLINE IS AUGUST 26, 2026: This is a final reverse subdivision plan for 97 & 99 Mapheliah Road. This will combine the 2 lots and no new building lots are proposed. Motion by Chairman Yakubowski, seconded by Supervisor Rohrbaugh to approve the plan subject to conditions, motion carried.

OLD BUSINESS:

1. MOU WITH CHANCEFORD TOWNSHIP (tabled from June): Motion by Chairman Yakubowski, seconded by Supervisor Strayer to approve the MOU with Chanceford Township upon modification, motion carried.

NEW BUSINESS:

1. DONATIONS – JULY DONATIONS: Mrs. Zimmerman provided the list of donations for other service organizations. Forest Fire Crew - \$1,150; Kaltreider-Benfer Library - \$2,000; Quick Response Team - \$300; and South-Central PA Search and Rescue - \$250.00. Motion by Supervisor Strayer, seconded by Supervisor Rohrbaugh to approve the distribution as presented, motion carried.
2. RESOLUTION 2026-12 – AGRICULTURAL SECURITY AREA REVIEW: Motion by Chairman Yakubowski, seconded by Supervisor Strayer to adopt Resolution 2026-12, motion carried.
3. APPROVAL OF BILS: Motion by Chairman Yakubowski, seconded by Supervisor Strayer to approve the bills as listed in the amount of \$55,907.92, motion carried.
4. OTHER PERTINENT BUSINESS: NONE

Meeting adjourned at 7:52 pm

Respectfully submitted,

Linda J. Zimmerman, Secretary