

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
MARCH 24, 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 Henry Smeltzer. Township Manager Sande Cunningham, Jessica Fieldhouse from C.S. Davidson Township Engineer and Monica Love, Zoning Officer attended. Five (5) residents were in attendance. All attendees stood for the Pledge of Allegiance.

**PUBLIC COMMENT**

John Bowser told the Commission that he had heard a rumor that Lower Windsor will be coordinating on a Joint Comprehensive Plan with Hellam Township. It was explained that it came up a few years ago, and the Board of Supervisors decided not to participate. It was brought up again a few weeks ago by Hellam Township, and Lower Windsor was requested to participate. It was decided that as our Comprehensive Plan needed only to be updated, a Joint Plan was not in the best interest of the Lower Windsor Community.

Phil Rohrbaugh asked if there is coordination between the municipalities. Jessica Fieldhouse replied that it is a state requirement that we coordinate with adjoining properties, and make sure that our proposals are consistent for land use. Mr. Rohrbaugh also asked if the Planning Commission read the Governor's Planning Series #3 The Comprehensive Plan in Pennsylvania.

**MINUTES**

Hollis Bedell made a motion to approve the minutes of February 24, 2022, as written, Kelly Skiptunas seconded. Motion carried 5 – 0.

**OLD BUSINESS**

**A. Comprehensive Plan Update.**

Jessica Fieldhouse Chapter 3 of the Comp plan Community Character and Existing Land Use. What updates for historical development and community character.

As it exists today compared to the 2001 Land Use how has the Township changed for land Use – How have the regulations worked for the last 20 years – have we accomplished what the 2002 Comprehensive Plan set out to do? Where did the community grow, and how did it grow? Maps based on the assessment date – the initial draft, reviews needed and changes update.

The specifics of the Land Use numbers and how those numbers have changed are what will be reviewed at this meeting. (copy attached) General descriptions and definitions are the same between the 2001 and 2022 are the same. They may be revised in the new plan, but for comparison, they are all the same.

Increases in residential 52%

Industrial uses increased 54%

Exempt Land Use increased 150% which raised many questions. It is believed that may be a reclassification, although Native Lands Park and Highpoint were added.

The acreage of the Township changed by nearly 2,000 acres in the numbers available. That was not a true growth in land mass or change in the boundaries but was likely a mapping anomaly. In 2001 the maps were being digitized and updated. This is not going to necessitate a boundary survey.

Decreases in Commercial, Agricultural and Utility. Ag decreased by 6% so the land use regulations put in place have been successful in preserving the rural nature of the Township.

Residential growth of 52% what were those developments that increased the land area: Saddle Ridge, Brook Valley, Winters Ridge, were the few named by the members.

Mobile Home Parks were noted to be classified as residential, not commercial. Members and residents reviewed the provided Existing Land Use Maps and specific properties.

The Land Use Allocation tables were discussed, on pages 4 and 5 of the Plan Document. In 2001 Residential uses made up 24.58%; Commercial = 3.64%; Industrial = 2.06%; Farming = 66.96%; Exempt = 2.51% and other was 0.25%/ In 2022 Residential =33.12%; Commercial = 2.18%; Industrial = 2.80%; Farming= 56.18%; Exempt= 5.56% and Utility = 0.15%. The breakdown of Residential is 90% Single Family Dwellings; 8% residential vacant; 2% multi-family. This information was not available in 2001 for comparison.

The Commercial and Industrial property breakdowns were discussed from page 6 of the draft plan document. Some inspections may be necessary on those properties.

Page 7 breaks out the Agricultural uses. Ms. Fieldhouse will be changing the words 'Farming Uses' to Agricultural Uses'.

Residents were concerned that surveys were not directly mailed to residents. Direct mailing is a large expense, and every effort has been made to have the paper copies available, as well as to have the link and QR Code available electronically.

Ms. Fieldhouse requested the members look at the map of the existing uses and make note of mis-labeled allocations. For next month she will provide a map of agricultural lands that have been placed in preservation with 2001 vs. 2022 changes.

## **B. Appeal of Eastern York School District**

Monica Love updated the members that the Eastern York School District has filed an appeal of the Variance denial of case ZHB 2021-05. There have now been three (3) appeals filed for the property beside the school on Cool Creek Road.

## **NEW BUSINESS**

Ms. Parrish adjourned the meeting at 8:10 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer