

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
APRIL 25, 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 Marzena Wolnikowski, Rachel Sollenberger, Becky Pfeiffer, Zoning Officer, Monica Love, and Permit Assistant, Andrea Hodge, and several audience members. Kelly Skiptunas was absent with prior notice. All attendees stood for the Pledge of Allegiance.

**PUBLIC COMMENT** none.

**MINUTES**

Dr. Bedell made a motion to approve the minutes of March 28, 2024, as written, Mrs. Sollenberger seconded. Motion passed 4-0.

Dr. Bedell made a motion to approve the workshop minutes of April 17, 2024, as written, Ms. Pfeiffer seconded. Motion passed 4-0.

**NEW BUSINESS**

**Zoning Hearing Case Z2024-02** 411 Bank Hill Road, Steve Gergely of Harbor Engineering presented the case. This property is two separate tracts, which are in the process of being combined. When combined, they will be approximately 0.8 acres. There are several accessory structures which are fully within the floodplain. The owner would like to remove the pool, garage, Quonset building, carport, and trolley car as well as a large area of paved area along Bank Hill Road and build a new garage. The proposed structure will be within the floodplain but will be raised above the base flood elevation. It will also have to meet all the requirements of the building code. The variances requested are Section 235.24 and 235.24.E of the Floodplain Ordinance, which prohibits any building within the floodplain, and limits the size of an accessory structure to 200 square feet, within the floodplain. There will be overall less impervious surface. The house is a multi-family rental unit. The owner proposes to use the garage for personal storage. The area in front of the proposed garage is paved now but will be less paving than is now. If this property was outside the floodplain, no variance would be required.

Mrs. Wolnikowski clarified that the proposed building (50'x 100') is limited to 25' maximum height.

Mr. Gergely reiterated that this will be a residential accessory garage – no commercial storage will be permitted, and that the change increases the storage area of the floodplain, so that there is an increase in flood volume in the area, creating less issue upstream and downstream.

Ms. Love noted that there are comments from CS Davidson regarding the floodplain ordinance, but since they were only received today, no response is made. Mr. Gergely believes there will be no problem addressing them.

Dana Shirey of 421 Bank Hill Road stated that the new building will be in her neighborhood, and that the owner also owns several properties on Long Level Road. Ms. Shirey doesn't understand why he needs something (building) that big. She strongly opposes the variance request.

Mrs. Wolnikowski asked Ms. Love why this non-conforming lot would not need to comply with current codes as they redesign the lot. Ms. Love explained that the Township Zoning Ordinance permits non-conforming use, non-conforming lots and non-conforming structures to continue, that specific non-

conformity cannot be expanded without permission, however, they are permitted to reduce the non-conformity. Overall, there is a lessening of the non-conformity.

They are also combining the two lots, which will remove the nonconforming buildings that do not meet the required setbacks, many of which were installed/constructed without permits. The existing lot coverage is 47.7%, the new lot coverage is 39.8%, a reduction of around 2,300 s.f.

Ms. Pfeiffer made a motion to recommend approval of the variances to the Zoning Hearing Board. Mrs. Sollenberger seconded the motion. The motion failed 2-2.

**624-24SLD Preliminary/Final Subdivision Plan, 71 & 91 Mapheliah Road**, Josh Myers of Shaw Surveying presented the plan for Steven & Lisa Daugherty and John W. III & Shari L. Strayer. This is a seven (7) lot subdivision. There are 5 building lots. The existing farmhouse will be a 6<sup>th</sup> lot and the 7<sup>th</sup> lot is an add-on lot for the Strayers at 71 Mapheliah Road.

The proposed water line will now be extended to the Strayers' lot and has been revised on the plan. A proposed fire hydrant has been added to the plan and will be reviewed and approved by the fire chief.

The waiver of Preliminary Plan is the only one needed.

As the building permits are applied for, stormwater site plans will be required.

The only remaining outstanding comments are administrative.

Dr. Bedell made a motion to recommend the plan to the Board of Supervisors and that the waiver of Preliminary Plan be granted. Ms. Pfeiffer seconded, and the motion passed 4-0.

Dr. Bedell made a motion to approve the planning module contingent on the approval of the Sewage Enforcement Officer. Ms. Pfeiffer seconded, and the motion passed 4-0.

#### **OLD BUSINESS**

The Planning Commission did not review the Zoning Ordinance. However, information on beekeeping, cemeteries, and lighting requirements were provided to the members, for discussion at the next workshop meeting.

There being no additional business, Dr. Bedell adjourned the meeting at 7:06 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer