

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 27, 2023**

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, Rachel Sollenberger, and Zoning Officer, Monica Love. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Kelly Skiptunas made a motion to approve the minutes of March 23, 2023, Rachel Sollenberger seconded. Motion passed 5-0.

NEW BUSINESS

None

OLD BUSINESS

Utility Grade Solar Ordinance, the technology has already moved past the need for large electric tie ins that may make a large-scale solar project more viable for Lower Windsor Township. Mrs. Skiptunas asked if there are any engineers at C.S. Davison that focus on Solar projects.

Dr. Bedell questioned the accessory solar definition, and whether it is clear enough. We believe yes. She also questioned the amount of prime ag soils being set at 20%. The Planning Commission agreed on that number. While the soils may not be disturbed, they can be compacted with the construction.

Dr. Bedell made a motion to send the document on to the Board of Supervisors, Mrs. Skiptunas seconded. The motion passed 5 – 0. This will be a stand-alone ordinance.

Short-Term Rental (STR) Ordinance was revised to be a stand-alone ordinance instead of a part of the Zoning Ordinance. The Planning Commission has not seen this before. It was cobbled together from the requirements the PC wanted and added to Greene Township. Greene Township's definition of STR is broader and they like it better. A permit application will have to be created for the registration of STRs. Mrs. Parrish believes the section on marketing may be too strict. Section 14 seems quite strict. The PC wants to review this on their own and discuss at a later meeting or workshop, but would also like to know if this can have a fee collected, and or a tax on the rooms.

Mrs. Parrish discussed the editorial letter in the newspaper related to visitors to the river in our area, and the number of them that are from outside the area.

Zoning Ordinance Definitions: (Editorial note; text added is in red, text to be removed is struck out, and text to remain is not included here)

DAY CARE FACILITIES (see CARE FACILITIES)

DECK

An elevated platform which is not covered by a roof or permanent awning and is designed, intended, or used for outdoor living activities as an accessory use to a structure.

There was discussion on whether a definition for decommissioning should be included, but the Planning Commission believe it should be added to the Utility Grade Solar Ordinance.

Density, Base Density and Maximum Density are still being researched.

DEVELOPMENT RIGHT, GRANTED

The number of development rights granted to the ~~property~~ tract.

DRIVE-IN OR DRIVE-THROUGH BUSINESS

A commercial use involving a customer being able to order and receive food or other items or make financial transactions while the customer remains within their vehicle. Any portion of a structure from which business is transacted with a customer located in a vehicle.

DRIVEWAY

A private minor vehicular ~~travelway~~ right-of-way providing access between a street and a garage, carport or other parking space for a single-family dwelling or two-family dwelling, or farm. (See ~~also "access drive"~~)

DWELLING

A building or structure designed for living quarters for one or more families specifically for human habitation, including mobile manufactured homes; but not including motels or hotels, boardinghouses or rooming houses, convalescent or nursing homes or other accommodations used for transient occupancy.

- A. **ACCESSORY GARAGE APARTMENT OR RENTAL COTTAGE** An accessory dwelling unit clearly incidental to the single-family detached dwelling located on the same lot.
- B. **CARETAKER/WATCHMAN DWELLING** A single-family detached dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner or person employed along with respective immediate family members, for purposes of care and protection of persons, property, plants, animals, equipment or other circumstances on site or upon contiguous lots, under the same ownership.
- C. **GROUP QUARTERS** Any dwelling or portion thereof which is designed or used for at least three but not more than eight persons unrelated to each other ~~or to any family occupying the dwelling unit~~ and having common eating facilities. Group quarters include, but are not limited to, fraternity and sorority houses, dormitories and other quarters of an institutional nature. Such quarters must be associated with a parent religious, educational, charitable or philanthropic institution.
- D. **MULTIFAMILY DWELLING** A building containing three or more dwelling units including apartment houses, garden apartments or townhouses. All dwelling units are located on the same lot and share with other units a common yard area.
- E. **SINGLE-FAMILY ATTACHED DWELLING** A portion of a building containing one dwelling unit,

and having two party walls in common with other dwelling units (such as row houses or townhouses). Each dwelling unit is located on a separate lot.

- F. **SINGLE-FAMILY DETACHED DWELLING** A building containing only one dwelling unit and having two side yards.
- G. **SINGLE-FAMILY SEMIDETACHED DWELLING** A portion of a building containing one dwelling unit, having one side yard and having one party wall in common with another dwelling unit. Each dwelling unit is located on a separate lot.
- H. **TEMPORARY HOUSING FOR FARM WORKERS** ~~Mobile homes or~~ manufactured dwellings provided on a seasonal basis to house temporary farm laborers, for a period not to exceed 120 consecutive days.
- I. **TEMPORARY RECREATIONAL DWELLINGS** Travel trailers, motor homes, tent trailers and pickup campers, **and/or yurts** that are located on an individual lot and are used for occasional living quarters not to exceed 180 days.
- J. **TWO-FAMILY DWELLING (DUPLEX)** A building containing two dwelling units, having two side yards and having one partition in common between the two dwelling units. Both dwelling units are located on the same lot.

DWELLING UNIT

~~One or more rooms used for living and sleeping purposes and having a kitchen with fixed cooking facilities arranged for occupancy by one family.~~ **One (1) or more rooms used for living and sleeping purposes and having cooking, sleeping and sanitary facilities and arranged for occupancy by not more than one (1) family.**

The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Monica Love
Zoning Officer