

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
MAY 15, 2024**

The Lower Windsor Township Planning Commission held its workshop 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 Kelly Skiptunas, Rachel Sollenberger, and Becky Pfeiffer, member Marzena Wolnikowski was absent with prior notice. Zoning Officer, Monica Love, Permit Assistant Andrea Hodge, and Supervisor Barry Strayer were also present. All attendees stood for the Pledge of Allegiance.

OLD BUSINESS

The Planning Commission reviewed the Zoning Ordinance re-write, starting with the revisions to the uses described in **Article VI Supplemental Use Regulations**. Text shown in red is new – to be added to the Zoning Ordinance, text in black (as part of the section) is existing within the current Zoning Ordinance, text that has a strikethrough is to be removed.

Cemetery

- A. All burial plots or facilities shall be located at least 100 feet from all property or street lines.
- ~~B. Assurances must be provided that water supplies of surrounding properties will not be contaminated by burial activity within the proposed cemetery.~~
- B. All burial plots or facilities shall be located a minimum 200 feet from any well on neighboring properties, and 200 feet from any dwelling on neighboring properties.
- C. No burial plots or facilities are permitted within the Restricted Development Overlay district.
- D. Where stones or monuments will be visible from nearby properties or streets, buffers and screens shall be provided in accordance with § 470-39 of this chapter to protect neighboring properties. This includes, but is not limited to, fences, walls, plantings and open spaces.
- F. There must be a recorded agreement between the property owner and the Township providing permanent maintenance of the cemetery by the property owner.
- G. All human burials shall be under the supervision of a mortician licensed in Pennsylvania and shall comply with all state and federal regulations. Any remains that have been embalmed must be encased in a concrete vault.
- H. Prior to issuance of a use certificate permitting a cemetery, a ten-foot deep probe shall be provided to enable the Township Sewage Enforcement Officer to inspect and ensure all burials will be above the water table.
- I. Pet cemeteries must meet all of the above applicable requirements.

Beekeeping:

- A. Beekeeping/apiaries are permitted as an accessory use in all zones, provided it is for non-commercial use, and is accessory to a residential property.
- B. No beekeepers may own or maintain an apiary in the municipality without first registering and maintaining a current permit for all apiaries with the Department of Agriculture as required by the Pennsylvania Bee Law, 3 Pa. C.S.A. § 2101 et seq., as amended.
- C. All hives shall be located in the rear yard, shall be no closer than 10' to the property line and no closer than 50' to nearest dwelling other than that of the owner.

- D. Hives shall not be located within 50 feet of a pre-existing swimming pool or a pre-existing kenneled animal.
- E. Documentation shall be provided to the Township that the keepers are in compliance with the PA Bee Law, which requires the owner of an apiary to register with the Dept. of Ag.
- F. It shall be unlawful for any beekeeper to keep any hive in such a manner as to cause any unhealthy condition or purposefully interfere with the normal use of adjoining properties.

Definitions will need to be added as well for Apiary, Beekeeper, Hive.

§ 470-41 Illumination.

~~Where a use involves exterior lighting, the lighting must be so located and shielded that no objectionable illumination or glare is cast upon adjoining properties or so it does not obstruct the vision of motorists.~~

Light Glare will need to be defined. The Pennsylvania Outdoor lighting counsel has provided model lighting ordinances. The members of the Planning Commission are concerned with the balance between lighting that is necessary for security, and light pollution. The Model Lighting Ordinance from the PA Outdoor lighting Council will be reviewed, and possible wording provided to the members.

For Fuel Dispensing, there are minimal requirements under the existing Convenience store, Convenience Store Dispensing Fuel or Fueling station that will be removed. All requirements will be in the section below.

FUEL DISPENSING (ACCESSORY OR PRINCIPAL USE)

- A. Fuel pumps and any canopy structure shall be setback 25 feet from the street right-of-way and property lines.
- B. Except along access drives a vertical concrete curb 8” in height must be placed along all lot frontages.
- C. Canopy lighting must be directed downward toward the fuel pumps and shielded or recessed and shall meet the requirements of **§470- Illumination**.
- D. Canopies shall be constructed of solid, non-translucent material.
- E. Outdoor trash receptacles shall be provided at each fuel dispensing island.
- F. Each fuel pump shall be provided with a minimum forty (40) feet of vehicle parking/stacking.

§ 470-90 Greenhouse; horticultural nursery. /Garden center

- ~~A. The display and sale of items not grown on the premises shall be incidental to the greenhouse/nursery operation. The display and sales area for those items shall be limited to not more than 25% of the total gross display and sales area on the property.~~
- ~~B. The display, sale and/or repair of power tools or motorized nursery, lawn or garden equipment shall not be permitted.~~

- A. Outdoor storage and bulk materials (stone, mulch, soil, etc.) shall be stored in the rear yard area and shall be enclosed with fencing. The storage areas shall be setback a minimum of 50' from any property line consisting of a thirty-foot-wide landscape buffer planting strip in accordance with the requirements of Ch. 470-39 Screens & Buffers.
- B. If on-lot water and septic is proposed, proof of availability and adequacy shall be provided.
- C. A thirty-foot-wide landscaped buffer planting strip in accordance with the requirements of Ch. 470-39 Screens & Buffers, shall be provided from any loading/unloading dock area that adjoins any residential zoning district and/or existing dwelling in accordance with the requirements of Ch. 470-39 Screens & Buffers.
- D. Any exterior amplified public address systems shall be designed and arranged so as to prevent objectionable impact off the property and shall not be used before 8 am nor after 10 pm.

§ 470-101 KENNEL, COMMERCIAL /ANIMAL HOSPITAL WITH KENNEL

- A. All kennels shall be licensed by the Commonwealth of Pennsylvania and shall be constructed and maintained in accordance with the Pennsylvania "Dog Law," P.L. 784, No. 225, Dec. 7, 1982, as amended. The applicant shall provide proof of license at time of application.
- B. **Minimum** lot area: two acres.
- C. All animal boarding buildings that are not completely enclosed and any outdoor animal pens, stalls or runways shall be located within the rear yard and shall be a minimum of **fifty (50)** ~~100~~ feet from all property lines.
- D. All animals must be housed within a structure except while exercising. **Outdoor exercise areas are required. No outdoor exercise areas may be utilized between the hours of 10 pm and 8 am.**
- E. All outdoor ~~pasture~~ **exercise**/recreation areas shall be enclosed to prevent the escape of animals; all such enclosures shall be set back at least 10 feet from all property lines.
- F. Documented evidence must be presented to the Township indicating that disposal of animal waste will be provided in a manner that will not create a public health hazard or nuisance. **Accumulation and storage of manure or other odor producing substances shall not be permitted.**
- G. Where such use is adjacent to residential properties, buffers and screens shall be provided in accordance with § 470-39 of this chapter to protect neighboring properties. This includes, but is not limited to, fences, walls, plantings and open spaces.

§ 470-105 MINI STORAGE/SELF STORAGE FACILITY

- A. There may be one caretaker/watchman dwelling unit constructed in conjunction with this use, which, except in the Industrial District, requires the use of one development right.
- B. Parking for the individual storage units shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 20 feet wide where access to storage units is only on one side of the aisle and at least 24 feet wide where access to storage units is on both sides of the aisle.
- C. If a manager/business office is established on the site, at least four parking spaces must be provided adjacent to the office.
- D. The servicing or repair of stored equipment shall not be conducted on the premises. Also, no business activities shall be conducted within the storage units.
- E. The storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals is prohibited.
- F. If a parking area is to be provided for the outdoor storage of recreational vehicles, such parking

- shall be in addition to any required parking.
- G. All outdoor lights shall be shielded to direct light onto the uses established and away from adjacent property in accordance with § 470-41 of this chapter.
 - H. Buffers and screens shall be provided in accordance with § 470-39 of this chapter to protect neighboring residential properties. This includes, but is not limited to, fences, walls, plantings and open spaces.
 - I. Consideration shall be given to traffic problems. If the nature of the use is such that it will generate 250 or more average daily traffic as determined by the required traffic impact study pursuant § 410-23 of Chapter **410**, Subdivision and Land Development, access shall be via a collector street as designated in the Township's Comprehensive Plan.
 - J. Any fuel tanks and/or machinery or other apparatus relying on such fuel shall be stored only in an external area or have the fuel tanks completely drained prior to interior storage.

Non-commercial Keeping of Animals will need additional research. Ms. Love will find other (less confusing) regulations to review.

Outdoor shooting range.

- A. The applicant shall present documentation to the Township demonstrating how the use will ~~utilize industry approved safety techniques with regards to adjacent properties~~ **comply with all Federal, state laws and regulations, and the national Rifle Association's (NRA) standards for firearms standards. A development plan shall identify the safety fan for each firing range. The safety fan shall include the area necessary to contain all projectiles, including direct fire and ricochet. The safety fan configuration shall be based upon qualified expert testimony regarding the trajectory of the bullet and the design effectiveness of berms, overhead baffles, or other safety barriers to contain projectiles to the safety fan;**
- B. ~~The applicant shall provide the Township with evidence demonstrating noise created by the use will not negatively impact the adjacent properties.~~ **The applicant shall present credible evidence that the sounds of shooting in nearby residential district does not exceed the ambient noise level (40-55 decibels)**
- C. ~~Adjacent areas must be predominantly undeveloped and the range area must be at least 200 feet from any property or street right of way line. The use must also be located at least 1,000 feet from any existing residential use, Village or Residential District.~~ **The range boundaries must be at least 500 feet from any property or street line and also located at least 1,000 yards from the nearest existing residential dwelling that is not on the same property and/or within 1,500 feet of the nearest Residential district. The range boundaries will be determined as a one-hundred-fifty-yard radius from each of the stands;**
- D. An earthen background berm must be provided within 20 feet of the farthest target post to prevent wild or ricocheting bullets or wild or stray arrows. Such berm shall have a slope of not less than one vertical foot to two horizontal feet and must extend at least eight feet above the ground level of the highest target. The crest of the berm at the eight-foot minimum height limit shall be at least four feet in width as measured between the wall of the berm facing the range and the opposite wall.
- E. Earthen side berms must be provided immediately adjacent to the range and shall extend from the firing line to the background berm. The side berms shall meet the same design qualifications as set forth for background berms in Subsection **D** above.
- F. Only targets mounted on target posts shall be permitted. No targets of any kind shall be set directly on the ground.
- G. **The range, including the entire safety fan, shall be enclosed with a six-foot-high non-climbable**

fence to prevent unauthorized entry into the area. Warning signs must be posted at no more than 50-foot intervals at least 10 feet from the outside of the berms. signs with eight-inch tall, red letters on a white background shall be posted at a maximum of fifty-foot intervals around the range perimeter. Signs shall read "SHOOTING RANGE AREA KEEP OUT!";

- H. The firing range shall be free of gravel and other hard surface materials such as rocks or other ricochet-producing materials; and shall be drained in accordance with § 470-40 of this chapter and all applicable Township stormwater and drainage standards.
- I. Adult supervision must be provided for children less than 16 years of age.
- J. Hours of operation shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
- K. A buffer planting strip no less than 30 feet wide shall be provided along the perimeter of the range.
- L. Live ammunition on site for more than twenty-four hours must be stored indoors in an area secured from general access.

PUBLIC SERVICES/ESSENTIAL SERVICES OFFICE

- A. If located within a Residential District, all buildings and structures shall be designed (to the extent possible) to have the exterior appearance of a residence.
- B. In the Residential District, the outdoor storage of vehicles or equipment, used in the maintenance of a utility, shall not be permitted; in a nonresidential district, all outdoor storage parking and/or loading areas shall be screened from adjoining roads and all properties. In addition, §470-39 Screens and Buffers shall be followed.
- C. All structures shall be set back a distance at least equal to the height of the structure, from all adjoining property lines.
- D. The use shall emit no obnoxious noise, glare, dust, odor, vibration, electrical or microwave disturbance, or any other objectionable impact, nuisance, or safety hazard beyond the subject property.
- E. Essential utility services (pump stations, power substations etc.) are exempt from lot area, lot coverage, setback, and parking requirements.
- F. Essential services which provide temporary living quarters for emergency personnel shall meet the following:
 - 1. All applicable Uniform Construction Code requirements shall be met.
 - 2. The maximum number of residents shall be indicated at the time of application, and that number shall not exceed 1 resident per 240 s.f.
 - 3. A common kitchen, dining and or gathering area may be provided. No facilities for cooking or dining shall be provided in individual rooms.
 - 4. Temporary living quarters shall only be utilized by emergency personnel directly involved with the Essential service.
- G. Outdoor training facilities may be provided and shall be screened and buffered from any residential use in accordance with §470-39.
- H. Social Halls and outdoor recreation facilities may be rented for private use but must meet the requirements in this Chapter for parking, screens, and buffers.

The next workshop will begin with Restaurant uses.

There being no additional business,
Dr. Bedell adjourned the meeting at 7:26 p.m.

Respectfully submitted,
Monica Love
Zoning Officer