

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 28, 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 Vice-Chair Kelly Skiptunas at 6:30 p.m. Present were Planning Commission members Hollis Bedell, and Hank Smeltzer; Julia Parrish attended virtually, Zoning Officer Monica Love, Township Manager Sande Cunningham, Township Engineer John Klinedinst P.E. from C.S. Davidson, and three (3) audience members. Marzena Wolnikowski was absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of June 23, 2022; Henry Smeltzer seconded. Motion carried 4 – 0.

OLD BUSINESS

The Planning Commission discussed the Comprehensive Plan Update beginning with Chapter 4 Natural Features. This Chapter has not changed much from the original Comprehensive Plan. While it is required by the Municipalities Planning Code, it is more a tool or resource for the rest of the plan, reviewing soils, earthquakes, geology and the like.

Chapter 7, Public Utilities: Nearly all of the Township is served by on-lot wastewater disposal systems, with the exception of the areas around East Prospect, and soon River Ridge Hills along Cool Creek and Knights View Rd. Dr. Bedell requested that the beginning of Chapter 7 state where the public sewer is located within the Township or reference the exhibit. Staff noted that Winters Ridge, Livia Lane is also Public Sewer and should be updated on the exhibit. The York Water Company lines have been updated to the best of our knowledge. The Comcast lines must be updated.

Dr. Bedell asked if the required On-Lot Septic pumping Ordinance that was adopted twenty years ago – has it made a difference? What was the effect of the Ordinance? That should be reflected in Chapter 7.

Mrs. Parrish requested that CS Davidson look at the Solid Waste portion of the chapter. Exhibit W should include the locations of the Communications towers as well, and GPU should be changed back to Met Ed, and the legend should be revised to High voltage lines instead of service lines. Pipeline/gas transmission line locations are not marked, however, there are crossings at Manor Road and on East Prospect Rd.

Dr. Bedell requested that the Existing Land Use map/Exhibit include a pie chart. Ms. Wolnikowski requested that the Waterfront Recreation area use another hatch for the designation. It is difficult to read.

Future Land Use: The map for Future Land Use is exactly the same as the Zoning Map. Should there be additional commercial or even light Industrial? Are there sufficient utilities and transportation to support it? The members think not. Instead, the Zoning Ordinance should be revised to expand the possible uses within the Village zone. A text change will allow more flexibility with small business, in

home businesses, and cottage industries. In looking at the Future Land Use map, a correction is needed in the area of Klines Run Road at Long Level Road.

Due to the two members not in attendance, the discussion on the Primary Solar Energy System Ordinance, and the Multi Municipal Comprehensive Plan was tabled. Monica Love noted that she and Sande Cunningham will be attending the Borough Council meetings next week in order to assess the possibility of adding them into the Comprehensive Plan and will update at the August meeting.

Ms. Love also alerted the members that the Short-Term rental ordinance update should be put back onto the August agenda, as there are investors looking at properties for sale on the river front.

NEW BUSINESS

Nothing.

Mrs. Skiptunas adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Monica Love
Zoning Officer