

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
AUGUST 16, 2023**

The Lower Windsor Township Planning Commission held its workshop meeting at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. The meeting was called to order by Chair Hollis Bedell at 6:36 p.m. after a brief technical difficulty. Present were Planning Commission members Rachel Sollenberger, and John Bowser, Zoning Officer, Monica Love, and Jessica Fieldhouse Consultant from C S Davidson. Members Kelly Skiptunas and Marzena Wolnikowski were absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

NEW BUSINESS

Fields of East Prospect

Mark Evans, of Derck and Edson of Lititz PA, Mark Will, and Deb Ferguson of the development team presented the overall sketch and design concept for the development. The overall project site contains 57 acres (9.6 are in East Prospect Borough) and has access from East Prospect Road (Maple Street in East Prospect Borough) and Nursery Road. Mark is a Certified Planner and Registered Architect. They propose to conserve natural areas and create walkable communities - neighborhoods with character.

The developer looked at walkability, the long views, connections to sidewalks, they looked at the existing trees, wetlands, and the pond. They have spent time designing around the pond. There are areas to the west with mature trees, but the majority of the trees on site are very young. There are some areas of invasive species that will have to be removed.

Soil mapping identified areas suitable for water recharge, Class I, II, III and IV soils. Viewshed analysis looked at what neighbors can see of the site, as well as the views that can be seen *from* the site. There is a 100' wide buffer along Nursey Rd and East Prospect Road.

The existing homes in the vicinity of the development are a mix of smaller homes, larger homes, twins (duplexes) smaller lots and larger lots in both the Borough and the Township, and this neighborhood will continue the same type of mix. There are trails that will connect with sidewalks in the neighboring community, if the Borough and Township so choose. The townhomes propose alleys in the rear, so that the fronts open onto greenspace. A number of 'pocket' parks will protect the existing natural features, including the wonderful viewsheds.

101 single family dwellings, 55 townhouses, 48 multi-family residential units, and 1 commercial building are proposed within LWT. The area within East Prospect Borough contains only single-family residential units (on lots of 14,000 s.f.) and 12,000 s.f. twin lots (duplexes). The design team will plan this to be a single neighborhood, regardless of these restrictions.

There are a couple of modifications that the developer will be looking for. Along Nursery Road, a landscape buffer is proposed to shield the view of new homes from the existing street. The commercial building is permitted to be closer to Nursery Road, the proposal would be to allow a single 'farmstead gateway building', one of the manor house apartment buildings, opposite the commercial building on the boulevard entrance to be closer to Nursery Road, to 'anchor' the entrance.

A second modification is to change the garage setback distance on the attached (townhome) buildings. The current design requirement is for a 10' setback from the face of the building. If that setback were to be two feet, it would meet the intent, without creating a cantilever or overhang that may be a less desirable aesthetic.

Third request is to allow 12- 16 units (apartments) in the manor house buildings with the required area as 1,200 to 1,400 s.f instead of the required 2,000 s.f. per unit.

The Subdivision and Land Development Ordinance does not permit rights-of-way (r/w) of less than 50' however looking at the Conservation by Design, the purpose is to have less asphalt, so alleys should have narrower rights-of-ways as well as the paved area, as the largest vehicle should be sanitation trucks or snowplows. They would be garage access only and can be narrower if the Township will allow.

The larger streets with 2 way traffic and parking on both sides of the street, should have 50' wide r/ws and 32' wide cartways, however, not all of those streets are necessary in all of the areas.

In the same vein, the curb radii at intersections are required at 25'. This encourages faster traffic because they don't have to slow down to make the turn. If those curb radii are smaller, vehicles have to go slower to maneuver the curb radius. The request is to allow smaller radii of 10 or 15'.

The minimum curve radius in the SaLDO is 200', creating long sweeping curves that encourage faster traffic. Inside the neighborhood, where the traffic design speed should be lower, and the volume of traffic will be small, the curve radii is requested to be 50'. That will also discourage through traffic.

Designing a quality greenspace is what will draw buyers to the neighborhood. Where development is allowed, it must be responsibly designed. The central green is where picnics and block parties are held. Overlook Park is at the existing pond, with a small gazebo or pavilion, and is a phenomenal area to walk TO. There are nine proposed 'pocket' parks proposed with this design.

Some questions were asked regarding the details of the design, but the engineering design work isn't done yet. Emergency Services, the road master and our engineer will review the engineered plans when they are ready, this is still in concept.

The Planning Commission will take some time to review the presentation and the information provided and will provide feedback to the developers and design team. They will then come back and address the comments and or have further discussion.

OLD BUSINESS

Comprehensive plan schedule update:

The Board of Supervisors received the Draft of the Comprehensive Plan at their meeting on August 10, and have agreed to discuss it further at their second 'special' meeting of August 31, 2023. Hopefully, the Board will authorize sending the draft out to adjoining municipalities, the school district and York County Planning Commission.

The Board will also be looking at the Solar Ordinance again, with some addition for a minimum size to be considered a utility scale solar.

Hollis Bedell adjourned 8:10 pm

Respectfully submitted,
Monica Love
Zoning Officer