LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
SEPTEMBER 16, 2026

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 Becky Pfeiffer and Brad Hall; Zoning Officer, Monica Love, Permits assistant Andrea Hodge and one (1) audience member. Members Kelly Skiptunas and Marzena Wolnikowski were absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

The Planning Commission reviewed the following sections of the Zoning Ordinance for clarity.
Constrained lands are referenced by an incorrect section number.
§ 470-686 Solid Waste Disposal and/or Processing Facility

A. references a 'wholly enclosed building'. Ms. Love noted that this is specific to processing, not specifically the placement of waste within the cells of the landfill. The wording stands.

§ 470-689 Truck Terminal /Distribution Center/Fulfillment Center

P. states only distribution center for the minimum lot area – revise to include all. It appears that distribution center has been added to both warehouse and truck terminal and must be revised.

§ 470-691 Vehicle Sales or Rental Facility

F. The outdoor stockpiling of tires is permitted only in an area enclosed by a wall or fence, screened from view of adjoining properties, shall be provided whenever outdoor storage is required. No materials may be stored so as to create a fire hazard – replace with a health, fire or safety hazard.

The same issue appears under **§ 470-692 Vehicle Repair and Service Facility 470-692.E.**
§ 470-707.E has an incorrect section reference.
§ 470-707.F(1)(c) Use of Development Rights

If no subdivision or land development approval is required for the proposed development, an application for a zoning/building permit.

Should be rewritten to

An application for a zoning/building permit when no subdivision or land development approval is required for the proposed development.

Conditional Use Requirements § 470-901.C and 470-902.A say the same thing, however the first is Requirements and the second is Procedure and probably should remain. The solicitor should review.

Dr. Bedell questioned the procedure when a Conditional Use also requires a variance. Which would need to be granted first? Ms. Love will check that out with the solicitor. That should be added to the procedure.
The Zoning Map amendment will go through at the same time as the Zoning Ordinance.
Members agree these changes should be sent to the Board of Supervisors at their October meeting, who will hopefully direct it to be forwarded for review and comment.
Members also requested to receive a PDF of the draft ordinance when it gets sent to the engineer, solicitor and York County Planning Commission.
Ms. Love updated the members on the regular meeting agenda for September 24, 2026, as she will be out of town. The consolidation plan for Susquehanna National Heritage will be reviewed. John Affriol, Township Engineer, will be in attendance, as well as Sande Cunningham, Township Manager, and Andrea Hodge, Permits Assistant. The second item on the agenda is an appeal of the Zoning Officer's Zoning Determination on the landfill. The Planning Commission will need to make a recommendation to the Zoning Hearing Board to either uphold or overturn the Zoning Officer's determination.

There being no additional business,
Dr. Bedell adjourned the meeting at 7:09 p.m.

Respectfully submitted,
Monica Love
Zoning Officer