

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
SEPTEMBER 20, 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 6:30 p.m. Present were Planning Commission members, Kelly Skiptunas and John Bowser, and Zoning Officer, Monica Love. Members Marzena Wolnikowski and Rachel Sollenberger were absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

NEW BUSINESS

None.

OLD BUSINESS

Zoning Ordinance Revision – Table of Permitted Uses.

Accessory Garage Apartment or Rental Cottage – the members discussed the addition of the rental cottages in districts more than the Village – it should be a Special Exception in the Agricultural (AG) and the Residential (R) zones. Specific requirements will be added addressing septic.

Alternative Energy Systems as Accessory Use and as Principal Use will need to be revised so that the wording meets the proposed Utility Solar Ordinance.

Animal Shelter/Animal Rescue should be added as a use, with new requirements, Ms. Love will provide some possibilities for all added uses. This should only be permitted as a Special Exception (SE) in the AG District.

The members will think about whether they want an auction house and/or outdoor auction and if regulations should be required. This will be revisited.

Assisted Living Facility should be a listed use under the Care Facilities, as a SE in the AG district, and permitted in the R and Village (V) districts.

Ms. Love will review the Convalescent or Nursing Home, Domiciliary Care Home and the Group Day-Care Home and see if the terms or verbiage should be revised.

Group Homes must be permitted in all districts that permit a single family dwelling (SFD), and should be removed from the Industrial (I) zone, since SFD are not permitted in the I district. The terms and definitions of all care facilities should be updated, and revised to meet the current Americans with Disabilities Act. The York Township definition and regulations look good and should be reviewed.

The Conditions that were set on the last cemetery SE should be reviewed – Ms. Love will present those to the PC for discussion and/or inclusion into the regulations.

Club room, Club Grounds or Meeting hall – Mrs. Skiptunas will review the requirements of the court

case from the Cashmere Club to make sure the wording is correct. Social Hall was proposed to be added to the definition, but she recalled something in the legal term that was important. Ms. Love will pull the transcripts as well. REVIEW.

Commercial Recreation establishment, Indoor and Commercial Recreation Establishment, Outdoor will need to be reviewed for their regulations.

Convenience store should be allowed as a SE in the AG and the R districts. While traditionally thought of as the large stores everyone is familiar with, the smaller stores that have repurposed buildings may work well in those districts.

Under DWELLINGS:

Caretaker/Watchman Dwelling should be permitted as a SE in the R district and removed from the I district. No dwellings should be permitted in the I district.

Cottage Industry should be permitted as a SE in the R district - may allow for additional use or re-use. A No Impact Home Business is allowed in all uses. For whatever use cannot meet the requirements of the NIHB, a SE should be allowed.

Group Quarters should be permitted in the AG as a SE after looking at the definition.

Multi-Family Dwellings (3+ DU on 1 Lot) should be removed from the Waterfront Recreation as well as the Single Family Attached Dwelling (3+ DU on 3+ lots).

Temporary Recreational Dwelling will need revised definitions and regulations.

Drive in or Drive Through Business regulations will need to be revised to address PA systems and buffers.

Eating Establishment should be revised to Restaurant Dine-in and Restaurant Drive through and/or take out. They should be added as a SE in the AG district. The regulations will need to protect the prime agricultural soils, and limit the size in the AG.

Event Venue should be added as a SE in the AG and the WR.

The members have no additional thoughts on the Fields of East Prospect. They will continue working on it.

Hollis Bedell adjourned 7:45 pm

Respectfully submitted,
Monica Love
Zoning Officer