

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 28, 2021**

The Lower Windsor Township Planning Commission held its regular meeting virtually. The meeting was called to order by Hollis Bedell at 6:30 p.m. Also present were Planning Commission members Julia Parrish, Lewis Brown, Marzena Wolnikowski, and Zoning Officer, Monica Love.

REORGANIZATION

Upon a motion by Hollis Bedell, seconded by Lewis Brown, Julia Parrish was nominated as Chair. Motion carried 4 to 0. Julia Parrish nominated Hollis Bedell as vice Chair. The nomination was seconded by Lewis Brown, and the motion carried 4 – 0. Ms. Bedell made a motion to nominate Kelly Skiptunas as Secretary and Lewis Brown seconded. Motion carried 4 to 0. Julia Parrish took over the meeting. It was noted that with Joel Beck retiring from the board, Marzena Wolnikowski is now a voting member. There is no alternate, but should one be found later, the Board of Supervisors may appoint them.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of December 2020 as written, Lewis Brown seconded. Motion carried 4 - 0.

OLD BUSINESS

None

NEW BUSINESS

Julia Parrish read the pertinent information from application **Z2021-01** for the 1829 Long Level Road LLC. Requesting a Special Exception. Steve Gergely with Harbor Engineering, Dave Kline, Jordan Woodward, Manager of Rivers Edge Event Center, and Mike Davis of Barley Snyder presented the request. The property is just over half an acre along the river, at the point that Cabin Creek enters the river. The building received a Certificate of Compliance in 2019 after renovation, but no Use and Occupancy was issued, an oversight discovered by staff recently. The corrective path forward is the Special Exception because event center is a use not provided for within the Zoning Ordinance. The operation holds events up to seven days a week. During the summer and warmer weather, events outside may hold up to 150 people. Off-season

events inside are limited to 50 people and held inside. Events close down at 10pm with the intent that all guests are off the premises by 11pm.

Parking is available on the adjoining leased property for Long Level Marina and are working on a formal lease with Lake Clark Rescue. Spring, summer and fall events typically use 50 parking spaces, off-season 30 spaces.

There are 2 wells which provide adequate water service and pressure. Two tanks and drainfield on site are regularly pumped, and during warmer weather a portable, air-conditioned restroom trailer stays on site and is regularly serviced.

Per Mr. Gergely, with its orientation toward the river noise it not a concern. The operation has been successfully operated for the last year, with few issues. While the specific use is not provided, it is consistent with those in the area and is not detrimental to any others.

Hollis Bedell remarked the problem with pedestrian traffic along Long Level which is a dangerous road. She would like to see a better configuration of the parking and how many spaces are available at each of the areas designated. Lease agreements should be in hand before going to the Zoning Hearing Board.

Steve Gergely said the intent is for anyone parking at Lake Clarke Rescue to be shuttled to the event center. Jordan believes 75 to 100 spaces are available at Lake Clark.

Nearby resident Pete LoBianco asked what parking is used if Lake Clark is having an event. Ms. Woodward noted that event schedules and calendars are closely coordinated.

Resident Diane Brant of 1846 Long Level Road stated that the parking at Lake Clark has blocked her driveway, which is shared with lake Clark Rescue.

Mr. LoBianco at 1847 Long Level is worried about the noise from the PA system. He is on the river side of Long Level 300 – 400 feet from the event center.

Mr. LoBianco did not report the noise to the police or the Township but he spoke to Sharon Kline.

Steve Gergely noted that while event center parking requirements don't exist, they believe the closest requirement would be Commercial Recreation Indoor/Outdoor which requires 1 parking space for every 200 s.f. of floor area or 1 space for every 3 users, which would be 50 spaces. Hollis Bedell would like to see documentation that those numbers are available.

Marzena Wolnikowski stated concerns about the numbers of events which may be held, and the neighbors who are not adjoining having noise issues.

Hollis Bedell made a motion to recommend the denial of the special exception request.

Lewis Brown seconded. Upon discussion, Lewis rescinded his second and the motion died.

Julia Parrish made a motion to recommend approval by the Zoning Hearing Board, with the submission and review of the parking area delineation, and verification of numbers, as well as the lease agreements and plan for shuttle services. Marzena Wolnikowski seconded the motion. Motion passed 3 -1 with Hollis Bedell dissenting.

OTHER BUSINESS

Monica Love briefed the members on the Planning Module Exemption for Mr. Bair at 706 Almoney Road. The subdivision was reviewed and recommended at the December meeting,

this is the PA DEP paperwork which states that there is no new development, and no new structures are proposed.

Hollis Bedell motioned to authorize Ms. Love to sign the exemption on behalf of the Planning Commission.

With no other business, Ms. Bedell made a motion to adjourn, seconded by all members.

Ms. Parrish adjourned the meeting at 7:14 p.m.

Respectfully submitted,

Monica Love

Zoning Officer