

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 25, 2021**

The Lower Windsor Township Planning Commission held its regular meeting at the Township Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368, as well as virtually. The meeting was called to order by Chair Julia Parrish at 6:30 p.m. Also present were Planning Commission members, Hollis Bedell, Marzena Wolnikowski, Kelly Skiptunas, Lewis Brown and Zoning Officer, Monica Love.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of January 28, 2021 as written, Marzena Wolnikowski seconded. Motion carried unanimously 5 - 0.

OLD BUSINESS

None

NEW BUSINESS

Julia Parrish read the pertinent information from application **614-21SLD** for the Lutz Family Trust located at 770 Taylor Road. Mike White from David A. Hoffman Surveying presented the plan to the commission. The Lutz family own three (3) lots and they will be consolidated into 2 lots. Parcel 26, just under 5 acres, has no street frontage, will be added to Parcel 23A which is 23.75 acres. Parcel 23A is made up of 2 tracts that are not contiguous. The larger tract has no street frontage, but the smaller tract has 20 feet of frontage along Taylor Road. Parcel 22A is a vacant residential lot just under 2 acres with on-lot well and septic. A small portion will be removed and added to Lot 2 to create the access for the larger joined lot.

The Development rights for all 3 parcels will be apportioned to Lot 2, the large lot, with 1 development right remaining with Lot 1. There was discussion on the possibility of future development, which is unlikely due to the configuration of the lots.

Hollis Bedell asked about the Prescriptive Easement for Larose Hoover's driveway. The driveway has been in place for well over 21 years, and all rights will continue after the subdivision is completed.

Hollis Bedell made a motion to approve the plan with the following conditions, the three requested waivers are recommended, and the Planning Module Waiver approved to be signed. Marzena Wolnikowski seconded and the motion passed unanimously 5 – 0.

OTHER BUSINESS

Hollis Bedell asked for an update on the Private Road Ordinance. Monica Love noted that there are a few different Ordinances that we have collected, to cobble together into something the Solicitor will review, then the Board of Supervisors can vote on it. Julia Parrish asked what the Ordinance would entail, it is just for maintenance for passability at all times, including snow and ice.

Kelly Skiptunas asked if any updates to the Zoning Ordinance or the Comprehensive plan are scheduled. There is nothing planned. The members would like this to be added to the agenda starting in July, so that they have time to bring a memo before the Board at budget time in September. With the 2020 Census information being available, now is the best time.

Marzena Wolnikowski requested an update on the school district and their denied Zoning case. Monica Love expects the revised application to be submitted in March or April.

With no other business, Ms. Bedell made a motion to adjourn.

Ms. Parrish adjourned the meeting at 7:05 p.m.

Respectfully submitted,
Monica Love
Zoning Officer