

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

The Lower Windsor Township Planning Commission held its regular meeting in person at the 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 Township Engineer John Klinedinst, P.E. and Zoning Officer, Monica Love.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of February 25, 2021 as written, Kelly Skiptunas seconded. Motion carried unanimously 5 - 0.

OLD BUSINESS

None

NEW BUSINESS

Julia Parrish read the pertinent information from application **615-21LD** for the Long Level Final Land Development located at 1809 Long Level Road. Steve Gergely of Harbor Engineering presented the plan to the commission. Jordan Woodworth of River's Edge and Long Level Marina was available for questions. This is a land development for the addition of a commercial building. The Planning Commission reviewed the Variance request which approved this development within the floodplain in October 2020. (Z 2020-05).

There are three (3) waivers requested and a fourth has been withdrawn.

Sec. 407 Traffic Impact Study

Sec. 408 Plan Scale

Sec. 403.t Street information within 400 feet

Hollis Bedell asked about the existing well and the wastewater holding tank, which is designated to be moved. John Klinedinst remarked that would require a permit from the Sewage Enforcement Officer. The 'glass garage' will be removed as part of the project, which will allow for the change in floodplain volume the new garage will create.

Dr. Bedell made a motion to approve the plan with the condition that all outstanding comments be addressed, the three requested wavers are recommended for approval. Marzena Wolnikowski seconded, and the motion passed unanimously 5 – 0.

OTHER BUSINESS

Monica Love gave the rough draft of the private road maintenance ordinance to the members and asked them to think about changes and/or additions to make it what the Township needs without burdening those it should not.

Monica noted that there will be two plans on the PC agenda for April, Modern Landfill Leachate Expansion & Upgrade and River Ridge Hills (Todd Tract) as a briefing only.

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

Ms. Parrish adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Monica Love
Zoning Officer