

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 23, 2025**

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 Kelly Skiptunas, Marzena Wolnikowski, Rachel Sollenberger, and Becky Pfeiffer, Zoning Officer, Monica Love, Permits Assistant Andrea Hodge, and six (6) residents. All attendees stood for the Pledge of Allegiance.

REORGANIZATION

Upon a motion by Mrs. Skiptunas, seconded by Mrs. Sollenberger, Hollis Bedell was nominated as Chair. Motion carried 5 to 0. Dr. Bedell nominated Mrs. Skiptunas as Vice Chair; Ms. Pfeiffer seconded. Motion passed 5 to 0. Dr. Bedell nominated Mrs. Sollenberger as the Secretary; Ms. Pfeiffer seconded; motion carried 5 to 0.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the minutes of December 18, 2024, as written, Mrs. Skiptunas seconded. Motion passed 5-0. Dr. Bedell made a motion to approve the minutes of the workshop meeting of January 15, 2025. Mrs. Skiptunas seconded, motion carried 5-0.

NEW BUSINESS

ZHB 2025-01 522 Boathouse Road Variance Request of Sec. 470-82(B) to allow four (4) RV/campers on a single lot within the Waterfront Recreation District.

John Bower presented the request and noted for the Planning Commission that the previous house/cottage was burned and demolished in 2018. There are 2 permanent buildings, and the four campers, which are not there all the time, as they take them camping elsewhere. One (1) camper is Mr. Bowers', two (2) are his sons' and one (1) belongs to his brothers-in-law. All campers are family owned, there are no rentals, and no short-term leases. They have shared the lot since 1982.

Dr. Bedell asked about the setbacks, Mr. Bowers noted the garage is ten (10) feet from the property line and the RVs are off the property line a small distance. Mrs. Sollenberger asked about the septic. There is a regular septic system where the house had been and a holding tank that was added later. They are up to date with pumping and inspections, and that should be a condition of their approval.

The Waterfront Recreation District allows a single RV for 180 days but limits it to one (1) per lot.

Mrs. Skiptunas has an issue that at some point in time the lot will be used commercially. Mr. Bower said they will accept a condition that no spaces may be rented, or the lot used commercially.

All four (4) RVs will need to have permits for on-season and off-season (condition 3).

Dr. Bedell made a motion to recommend the Zoning Hearing Board grant the variance with those three (3) conditions. Mrs. Sollenberger seconded. The motion carried 4-1 with Mrs. Skiptunas dissenting.

1036 Canadochly Road

The owner, Amy Gundrum and her partner Jeremy Nolt, had a plan for building addition they submitted for permit which was approved, except for the stormwater management, and they thought the addition would be seventeen (17') feet off the property line. When they found the property corner pins, the addition would only be five (5) feet off the property line. The ordinance requires ten (10) feet. They have a private drive; no regular road frontage. The permit has not been issued and no building has begun. The neighboring lot is approximately 9 acres and the neighboring house is approximately 210' from the Gundrum house.

They wanted to know if the Planning Commission had any issues with the request before they spent the money to apply for the variance. The Planning Commission has no issues and recommend they apply but noted they must know exactly where their property lines are. Ms. Love noted they should also know exactly where the septic tank and drainfield lie because they will need to find a replacement area for the stormwater infiltration area.

OLD BUSINESS

The Zoning Ordinance re-write was discussed and reviewed. The Township engineer will attend the February workshop to advise on;

- Conservation by Design requirements, the lot size and/or number of lots that trigger the Conservation by Design
- The non-conforming residentially used lots in the Agricultural District.
- The parking requirements, and illumination.

Ms. Love requested the members review the section of the ordinance on non-conformities. Lower Windsor's ordinance requirements for the expansion of a non-conforming use are quite lax and should be reviewed.

Dr. Bedell noted that the Burn Ordinance also needs to be rewritten.

There being no additional business,
Dr. Bedell adjourned the meeting at 7:17 p.m.

Respectfully submitted,
Monica Love
Zoning Officer