

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JANUARY 26, 2023**

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 Julia Parrish at 6:30 p.m. Also present were Planning Commission members Hollis Bedell, Kelly Skiptunas, Rachel Sollenberger, Zoning Officer, Monica Love, Jessica Fieldhouse, Kaylie Patterson, from C.S. Davidson Township Engineer and Pam Shellenberger of York County Planning as well as two (2) residents were in attendance. Marzena Wolnikowski attended virtually. All attendees stood for the Pledge of Allegiance.

REORGANIZATION

Upon a motion by Hollis Bedell, seconded by Kelly Skiptunas, Julia Parrish was nominated as Chair. Motion carried 5 to 0. Julia Parrish nominated Hollis Bedell as Vice Chair; Kelly Skiptunas seconded. Motion passed 5 to 0. Hollis Bedell nominated Kelly Skiptunas as the Secretary; Mrs. Parrish seconded; motion carried 5 to 0.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of December 22, 2022, as written, Kelly Skiptunas seconded. Motion passed 5-0. The workshop meeting of January 18, 2023, minutes, Rachel Sollenberger's name was misspelled, with that change, Dr. Bedell made motion to approve, Mrs. Parrish seconded, motion passed 5-0.

OLD BUSINESS

The update to the Comp Plan was reviewed by Jessica Fieldhouse. This was the Housing study, and the accompanying study. There was discussion on the 2008 housing crash, and the housing bubble, along with some local factors form the characteristics of LWT. The valuation of housing has not levelled off even now.

Housing growth between 2000 – 2010 included 128 units; from 2010 until 2020 it was 10 units. The average household size within the Township in 2000 was 2.6 in 2020 its 2.69. The number of SFD increased the number of rental units, and owner occupied were noted. The vacancy rate was discussed, and Ms. Fieldhouse explained in 2000 the Vacancy Rate was 9%+ decreased to 6.7% in 2020. There has been so little housing growth since 2010 there is a shortage in affordable housing options for young professionals, single parents, and the aging population. 191 houses are currently vacant, but there is no information on the status of those houses. Some may be blighted properties, some may be for sale, but they aren't specified.

Owner occupied housing in LWT is higher – where typically they become more rental units. With the lack of SS most of the SFD are on single lots with on lot septic systems. This is likely to change with RRH development

The Township does not have access to information on the number of properties that may be substandard (dilapidated) although the Census did not note any houses without kitchen and bathroom facilities – although there are vacant properties the staff members are aware of.

The majority of the housing stock is between 30 and 50 years old. At some point the Twp may need to property maintenance, or property owner assistance. (16:16) Over crowding 2010 1.6 units had 1 person or more per bedroom, in 2020 that number is 1. Median housing values LWT is the most affordable in the region. Housing diversity, types of units, over 81% SFD, 1.74% SFA MF = 2% and MH 15% The use of MH across the region are decreasing, which is the very affordable option, increasing the lack of affordable housing.

Missing Middle housing is attempting to look at what typical zoning has created over the last 50 years. The middle affordability and density are missing across the country. What changes can be made in LWT Zoning to address this – access to public SS is necessary for this. Diversify the ZO to minimize the lot depth and width to allow a smaller home, that is pedestrian friendly.

Cost burdened household is where the monthly housing cost is 30% or more of their income. More than 35% is extremely cost burdened. Across the country there is a trend, also seen in LWT where income grew 20% between 2000 and 2010 but housing costs increased by 62%. In York County income grew 24.5% but housing grew by 75%.

20% of owner-occupied housing are paying more than 30% for their housing and utilities.

40.9% of renter occupied households are paying more than 30% which is up from 18.2% in 2000.

That leads into Fair Housing, and discrimination; are there indicators that within LWT, there isn't access to housing for disadvantaged people; and is LWT providing their fair share of the housing needed for that demographic. According to the 2017 York County Housing and Community Development plan, LWT is over the percentage for Low Educational Attainment. 14.7% of individuals over 25 have less than a HS diploma. County wide that number is 12%. Single mothers county wide is 11% and in LWT that number is 23.7%. Borderline are the elderly at 15.3% where county wide that is 16% and people with disabilities. In LWT that number is 12.7, and in York County it is 13%. The lack of diverse housing is noted with these numbers.

The types of housing in the region were analyzed and averaged, to get to the fair share Lower Windsor needs to provide. Between 2021 and 2030 the projected mix of new units Single Family Dwelling is 141, Single Family Attached is 8, Multi Family Dwelling is 6 and manufactured housing is 21 for a total 176 new units.

The recommendations within the plan have not changed much – except to advocate for some middle housing needs where public utilities are available. Work with the agricultural community to make sure some type of housing can be provided within the AG but not to the detriment to the prime AG land. The Zoning Ordinance appears to be adequate to meet these requirements. Where public utilities exist, the density is allowed greater in all districts, except AG.

The Plan will recommend that the Zoning Ordinance should add regulations and requirements for accessory apartment, single family conversion and shared housing.

NEW BUSINESS

No new business

OTHER BUSINESS

Monica Love updated the PC on the Zoning Hearing for 5130 East Prospect Road they heard in December.

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

Respectfully submitted,
Monica Love
Zoning Officer