

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
OCTOBER 19, 2022**

The Lower Windsor Township Planning Commission held its workshop 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. Present were Planning Commission members Kelly Skiptunas, Hollis Bedell, and Hank Smeltzer; Zoning Officer Monica Love, John Klinedinst, P.E. Township Engineer. Marzena Wolnikowski was absent. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

Short-Term Rental ordinance was discussed. The Planning Commission was pleased with the overall section. The reference to the number of daytime guests permitted was discussed and the wording revised. The requirements for drinking water were revised upon John Klinedinst's comments. Annually, the water supply will need to be tested for nitrates, coliform and fecal coliform levels. It was suggested that a local tax be levied on each rental. The Final Draft will be circulated to the members for the October 24 work session.

Utility Grade Solar Ordinance: The size of a solar facility should necessitate having to meet this ordinance, as in the case of a large commercial user adding a two-acre solar facility as an accessory use – even if the power is not being fed back into the grid.

Community solar is not currently legal in Pennsylvania, however, there are efforts to change that. The Ordinance should include that use as well, as it is much more likely to be possible in Lower Windsor. It was agreed that Utility Grade Solar Ordinance will apply to all of those. Section 3.A.3 suggests the PA DEP approved list for all contractors. The Members asked if such a list exists, and if so, that is adequate. If that list does not exist, additional specifications will need to be added. The plan of existing conditions must be an exhibit for the Special Exception. All of the requirements for the Special Exception must be added to the Zoning Ordinance. The noise requirements were discussed. Unfortunately, it is subjective and difficult to enforce.

Prime Agricultural Soils may be developed on; however, low Impact Design and installation will be required to protect them. Agricultural Easements (Preservation, Conservation, development, etc.) are noted in the Ordinance, however not enforced by the Municipality. The applicant will need to prove compliance. 3.B.2.e has been added.

The maximum height is twenty-five feet (25') other principal structures are forty-five feet (45') in the Agricultural and Industrial districts. The buffer yard should be fifty feet (50') wide, and the vegetative screening will be twenty-five feet (25'). The screening will be measured inside the buffer yard, not in addition to. From the edge of the array, there will be a required twenty feet (20') wide cartway, then the fifty feet (50') wide buffer with twenty-five (25') feet of screening within.

The list of PC meeting dates was distributed. The members requested that monthly workshops also be added to the list and advertised.

Mrs. Parrish adjourned the meeting at 8:19 p.m.

Respectfully submitted,
Monica Love
Zoning Officer