

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
WORKSHOP MINUTES  
OCTOBER 24, 2022**

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

**PUBLIC COMMENT**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

The list of PC meeting and work-shop dates was distributed. While they aren't final until the Board adopts them, there are no expected changes.

**Short Term Rental final draft review.** The event venue referenced should not be capitalized as it is not a defined term but is a common enough term as to not need definition. Daytime guests were discussed. The Planning Commission will make formal recommendations at their regular meeting on 10.26.2022.

**Utility Grade Solar Ordinance:** The definition of woodland from the Zoning Ordinance has been added. The PA DEP list was discussed. The list is on the website but has not been updated. The wording is adequate, but if additional information is received it may be revised.

The Prime Ag Soils are defined in the Zoning Ordinance and mapped in the Comprehensive Plan, and called out that way.

The proposed height of all ground mounted arrays is revised to a maximum 25' so they may still be screened from neighboring properties.

The Stormwater Management section of the Solar Ordinance was reviewed and compared to the Stormwater Management Ordinance. Community Solar and Accessory Commercial Solar uses will need to be refined at the time of the Zoning Ordinance review, and perhaps should be limited to existing impervious areas (i.e. arrays could be permitted on an existing parking lot).

Several typographical errors and formatting changes were reviewed. Monica Love noted that a clean version would be available for the Members at the October 26 meeting.

**Small Wireless Facilities:** The members discussed the model ordinance that was prepared for municipalities. Ms. Love provided some images of what these small facilities look like. They can be installed on existing utility poles, new utility poles or existing structures. The installations are seen more in urban areas, where there is demand for additional bandwidth in a smaller, more densely populated area.

The Subdivision and Land Development Ordinance requires utilities to be installed underground, and the Model Ordinance denotes an 'officially designated underground utility district'. The solicitor will have to direct how that is designated by the Township.

It is unclear whether there will be a need for these in Lower Windsor, however without the Ordinance the Township cannot collect the fees. This written ordinance will not be ready for review until November or December, but will mostly match the model ordinance, due to the Act 50 law that was enacted in 2021.

Mrs. Parrish adjourned the meeting at 7:50 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer