

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 26, 2022**

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. Present were Planning Commission members Kelly Skiptunas, Hollis Bedell, Marzena Wolnikowski and Hank Smeltzer; Zoning Officer Monica Love, John Klinedinst, Township Engineer, Pam Shellenberger of YCPC and 3 audience members. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of August 25, 2022, Kelly Skiptunas seconded. Motion carried 5 – 0.

Kelly Skiptunas made a motion to approve the minutes of the October 19, 2022, workshop; Hollis Bedell seconded. Motion carried 5 – 0

NEW BUSINESS

Plan **619-22 – GHR-2** River Ridge Hills Phase 3 Final Subdivision Plan Mark Magrecki of Penn Terra Engineering presented 33 units, 21 SF attached and 12 SFD ... extension of the streets of Phase 1 and 2 within the confines of the property. The previous plan showed a gravel emergency loop road, which will no need to be constructed with the inclusion of this phase.

2 waiver requests 5% within 50' of the intersections Buckingham with Windermere and Windermere with Winding Way both intersections need the waiver. The second request is to not require a temporary cul-de-sac at the end of each street at the phase line. Barricades are proposed at the ends of the roads, and the 'end' is no more than 1 lot long. The plans have not been revised, and the September comments from Township, the Engineer and York County Planning are outstanding. The school has amended their bus stop locations to include now 3 within the development. The PC questioned whether the school will access the roads before the Township adopts them and discussed the need for the crossing of Cool Creek Road. The PC encouraged the Township to pursue the cooperation of the school and PennDOT to address this safety issue before houses are built on site.

Julia Parrish made a motion to table the plan. Hollis Bedell seconded. Motion passed 5-0.

Jessica Fieldhouse from CS Davidson entered the meeting

OLD BUSINESS

Comprehensive Plan Update: The future land use map was distributed as well as Community Facilities, School District, Emergency Support and Recreation Services. Volunteerism within the Emergency Support will need to be added, they aren't currently in the plan.

2002 Future Land Use map doesn't look any different from the existing. LWT is limited for developable area due to constraints of public sewer and water, as well as higher volume traffic route. Topography and geology of the area makes it exceedingly expensive to offer the public facility throughout the Township. The members looked at areas of the Township where a light industrial or mixed-use zone. The type of business would be limited to those small enough to support themselves on-site.

Redevelopment could be encouraged. The language should be added to the Zoning Ordinance to permit an existing non-conforming use to be permitted to change to a lower intensive use under the Special Exception.

There are already existing uses along East Prospect that are mixed use (garages, body shops, beauty salons) should there be a text amendment instead of a future land use?

More flexibility for commercial and light industrial in the areas where it is appropriate. JMF agreed to provide some options for possibilities. The area from Mt. Pisgah to the borough of East Prospect along Route 124 should be considered.

The Columbia Airport no longer exists, and the Overlay district may be able to be removed.

Chapter 8 Community Facilities should be reviewed, and comments forwarded to Monica Love to coordinate and send to Ms. Fieldhouse. The study focuses mainly on the recreation facilities. The previous plan stated 10 acres of re for each 1,000 people. The Level of Service now looks more at the access – how close are people to the recreation facilities. Currently 20% of the population has access within walking distance to recreation. The new metric looks at the amount of recreation land the Township can manage and provide an adequate experience for users. Connected greenways should be added in the future. The facilities owned and operated by others are the primary providers in LWT, and Township owned lands are secondary or back-up. This should be switched in the future but may not be paramount. A Recreation Master Plan should be created to assist with grants and funding for future improvements to all the facilities.

At Willow Creek Park all amenities have been removed. The pavilion and any equipment were removed over the years. It is within walking distance to East Prospect's ball fields and near Canadochly elementary school. This makes sense to be a low maintenance, passive recreation area that is mowed twice per year with a mowed walking path. DCNR Bureau of Forestry has a turf to meadow program that may benefit the area.

Permanent lighting within Rexroth Park was an item that came up in the surveys and interviews. Additionally, the flow of traffic to the ball fields and concession area is poor. There is insufficient width for two (2) vehicles to pass without knocking off the posts that are there. Additional signage and pavement markings in the upper parking area, age-appropriate recreation equipment and natural plantings (such as a food forest) were all items of suggestion. DCNR for planning opens in January and runs through April, the CDBG funding from York County applications open the end of 2023 that could be leveraged to meet the required matched funding dollars. Overall, this could be a competitive grant request. YC Open space and land protection grant Marcellus shale funds can now be used for park improvements, (used to be only acquisition and planning) but all the improvements must be in the plan.

Trails and greenways remain in the plan, and an area of need around Yorkana remains.

Regulatory components for the provision of Recreation land or fee in lieu of dedication must be addressed.

The school district facilities are operating at a 45-55% capacity. Overall is down 20%. The facilities are potential opportunities for community services and locations to provide such services.

The previous plan recommended Police Protection at 1.4 officers per 1,000 people per population. Current average across the nation is 3.1 officers per 1,000 population, but that doesn't look at the differences between rural/urban areas. The surveys returned had a 76% approval of the LWT PD. The interviews with past and current police chiefs list the current unmet need as a detective who would take over paperwork and court cases that are currently undertaken by all officers. Of the survey participants for the police protection/law enforcement question response was: 73.5% believe the level of service is appropriate, 13.45% believe it should be increased, 10.7% should be decreased, and 2.24% had no opinion.

In November the Transportation and Utility recommendations In December and the beginning of January will be used to get a final draft to the Board, then hopefully adopted in March.

Review and recommendation of the Short-Term Rental, Utility scale Solar Ordinance. Because the Short-term rental is an addendum to the Zoning Ordinance, and changes to the Zoning Ordinance will need to be made in order for the Solar (which is a stand alone) ordinance to be enforceable, the Supervisors are unlikely to authorize the Zoning Ordinance to be revised and readopted twice. While it should be forwarded to the Board for review, it will not be ready for adoption until the Zoning Ordinance is revised and finished. Ms. Love requested the Members think about what items in the solar ordinance should be included within the Zoning, i.e. minimum lot size, maximum lot size, adjoining lots, etc. Dr. Bedell said she had some thoughts on that and would be forwarding it on. Ms. Love will provide some ideas for starting the conversation and will also supply a clean version of the small wireless facility ordinance later in December or January.

Mrs. Parrish adjourned the meeting at 9:00 p.m.

Respectfully submitted,
Monica Love
Zoning Officer