

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
NOVEMBER 20, 2024**

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 6:27 p.m. Also present were Planning Commission members, Kelly Skiptunas, Marzena Wolnikowski, and Rachel Sollenberger. Member Becky Pfeiffer was absent. Zoning Officer, Monica Love, Permits Assistant Andrea Hodge and Supervisor Barry Strayer were also present. All attendees stood for the Pledge of Allegiance.

**MINUTES**

The meeting minutes of October 23, 2024, were discussed, Ms. Love noted that the definition of IMPERVIOUS AREA that was in the minutes was incorrect and would have to be changed. Mrs. Wolnikowski questioned the requirement for luminaires on a residential house, but no change to the minutes was made as this is a draft ordinance. Further review will be needed. Dr. Bedell made a motion to approve the minutes of the meeting of October 23, 2024, with no revisions; Mrs. Skiptunas seconded. Motion passed 4-0.

**NEW BUSINESS**

None

**OLD BUSINESS**

Short-term Rental review. This is a modified stand-alone ordinance; the PC will attempt to get the Supervisors to authorize this to move forward.

Section 11, letters F. G. and H. appear to be repetitious and can perhaps be consolidated. Ms. Love will review, revise, and forward to the members for review.

The members also discussed tiny houses and glamping, but those topics were shelved for the moment.

The Planning Commission reviewed the Weed Ordinance as requested by the Board of Supervisors in order to address the invasive species issues that residents are facing. They believe it is sufficient to enforce as it is. There is a Landscaping, Screens and Buffers section of the Zoning Ordinance, which is to be revised and expanded, and will address planting commonly known invasive species, but will not address existing issues – those will still be a civil enforcement issue. The members suggested the Supervisors adopt the Property Maintenance Code to address these types of property issues.

The Planning Commission will continue reviewing DEFINITIONS beginning with ‘**LAND DEVELOPMENT**’.

There being no additional business, Dr. Bedell adjourned the meeting at 7:50 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer