

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 23, 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 Vice Chair Hollis Bedell at 6:30 p.m. Also present were Planning Commission members Kelly Skiptunas, Marzena Wolnikowski, Rachel Sollenberger, Zoning Officer, Monica Love, and John Klinedinst P.E. from C.S. Davidson. Julia Parrish was absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the minutes of January 26, 2023, as written, Mrs. Skiptunas seconded. Motion passed 4-0. Dr. Bedell made motion to approve the workshop meeting of February 15, 2023, minutes with the previous comment from Mrs. Parrish regarding the use of the word carport throughout the Zoning Ordinance, Mrs. Skiptunas seconded, motion passed 4-0.

OLD BUSINESS

None

NEW BUSINESS

620-22SLD – Cellco Partnership Subdivision and Land Development Plan, 1001 Cool Creek Rd Wrightsville. Attorney Richard Williams, and the engineer John Bosco represented.

Mr. Klinedinst reviewed the outstanding comments,

1. The wording of the Accuracy statement of the Professional Surveyor must match the SaLDO
3. Waiver request for the required location Map and scale, Mr. Klinedinst will support the request, with the addition of an intersection to be included for map context.
5. A 'tie' line with meets and bounds referencing the lease parcel to the overall remaining parcel.
6. All monuments should be shown on SP1.
7. Owners notarized signature
8. Sec. 410-24Board of Supervisors' approval lines include a line for the signature of the Manager which must be removed.
- 9.a Sec. 410-19.B.(7) Both the Net and the Gross lot areas must be included on the plan.
- 9.l Sec. 410-19.B (37)(b) requires a feasibility study for sewer and water facilities
- 9.mSec. 410-19.0B(37)(c) requires planning modules – a Planning and Non-building Waiver would work better.
- 9.o Sec. 410-19.B(37)(j) requires a Traffic Control Plan - C.S.Davidson supports the waiver request.

The Stormwater management Ordinance review is still outstanding; however it is 90% complete.

While there are still several outstanding comments, they are minor.

The following waivers have been requested:

Sec. 410-24.D.(8) requires a location map scale of 1"= 2,000 feet. The applicant has submitted the location map at 1" = 500'.

Sec. 410-24.D.(20) requires the location of permanent reference monuments. Some monuments have been shown.

Sec. 410-19.B(37)(b) requires a feasibility study for sewer and water facilities. This development will generate no new sewer or water.

Sec. 410-19.B(37)(j) requires a Traffic Control Plan – after construction, the typical maintenance will only be once per month, and a single vehicle.

Mrs. Skiptunas asked about the location of the generator, and whether all other required regulatory approvals have been given. Attorney Richard Williams stated all approvals have been granted and the project is on the build plan for later in 2023.

Mrs. Wolnikowski asked whether two or three shorter towers could be used instead of this tall tower in the scenic area. Mr. Williams answered that the tower height is required due to the topography of the land, and more towers would interfere with each other.

Dr. Bedell made a motion to approve the four waivers as requested. Mrs. Skiptunas seconded. The motion passed 4-0.

Dr. Bedell made a motion to approve the plan, with the requirement that the seven outstanding items will be addressed. Mrs. Skiptunas seconded. The motion passed 4-0.

OTHER BUSINESS

Monica Love and Mr. Klinedinst updated the members on the presentation from The Fields at East Prospect. They have revised the development design to meet the Conservation by Design, and they will be bringing in a presentation for the members. Staff was very pleased with the layout proposed.

The meeting adjourned at 7:07 p.m.

Respectfully submitted,
Monica Love
Zoning Officer