

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
WORKSHOP MINUTES  
MARCH 18, 2026**

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 6:30 p.m. Also present were Planning Commission members Kelly Skiptunas, Marzena Wolnikowski, and Becky Pfeiffer; Zoning Officer, Monica Love, Engineer John Affriol, P.E. and Supervisor, Barry Strayer. All attendees stood for the Pledge of Allegiance.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

The Planning Commission reviewed the York County Planning Commission (YCPC) comments on the proposed Zoning Ordinance rewrite. YCPC comments are attached. Sections are not included below because they have changed from those YCPC noted.

Group homes were removed from one of the sections that is too restrictive. Another set of regulations will be added which requires minimum regulations.

Some terms were removed because they were not used, another was revised so that wording matched.

“Affective date of this Chapter” had to be revised throughout, to the July 31, 2003, adoption date (the original April 10, 2003 date was challenged at the time).

The Conservation by Design was revised to amend some area requirements. The 30,000 s.f. requirement where public sewer and water is unavailable was not revised. Community septic or creative design could be used.

The parking lot landscaping and street tree requirements should be removed from the Zoning Ordinance, and added to the Subdivision and Land Development Ordinance (SaLDO) requirements, however the remainder of the landscaping requirements will remain.

Requirements for the stream and watercourse setback/buffer will reference those identified by PA DEP rather than reference the Zoning Map.

Data Center and Truck Terminal/Distribution and Warehouse Model Ordinance definitions and regulations will be reviewed at the regular meeting in March.

The SaLDO will be requested to be revised in 2027. The Board will need to set a budget line item for that. Staff will request that CS Davidson tackles that project. The Planning Commission will be much less involved.

The majority of the remaining items were typographic issues; however, some were specifically discussed. The definition of side setback was reworded to include semidetached and attached home to have a zero (0) side setback.

The Conservation by Design “Hamlets and Villages” were revised. A table that was included in the original ordinance but was unclear was removed.

The setback modification – sight distance reference was changed to the Comprehensive Plan for major and minor collectors.

The section of parking lots was reworded in its entirety.

Mini Storage/Self Storage parking requirements were revised and removed from the table, and a reference to the section instead. Parking requirements for indoor mini storage were added to the section in Article VI.

Regulations for a Parking Garage or Parking Lot were revised to reference the Parking Section requirements.

CS Davidson will revise the Zoning Map to be adopted along with the Zoning Ordinance. The Village district is to be expanded along East Prospect Road between Delroy and East Prospect Borough in accordance with the Comprehensive Plan.

There being no additional business,

Dr. Bedell adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Monica Love

Zoning Officer