

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 26, 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 6:35 p.m. Also present were Planning Commission members Kelly Skiptunas, and Becky Pfeiffer; Zoning Officer, Monica Love, and Supervisor, Barry Strayer.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the meeting minutes of February 26, 2026, as written, Mrs. Skiptunas seconded. Motion passed 3-0. Dr. Bedell made a motion to approve the workshop minutes of March 18, 2026, as written, Mrs. Skiptunas seconded. Motion passed 3-0.

NEW BUSINESS

2028 Long Level subdivision plan submitted their Request for Planning Waiver and Non-Building Declaration. This subdivision was reviewed by the Planning Commission in February, and approved by the Supervisors in March. Dr. Bedell made a motion to approve and sign the waiver. Mrs. Skiptunas seconded and the motion passed 3-0.

OLD BUSINESS

The Planning Commission reviewed the Truck Terminal/Distribution Center/Fulfillment Center & Warehouse/Logistics Center Model Ordinance as prepared by the York County Planning Commission. The members want the Community Noise Equivalent Level (CNEL) included. It appears to be an industry standard; the definition and entire Noise section should be included. Footcandle and Sensitive Receptors definitions should be added. Under Access and Parking, add Queuing Space and Traffic Control; under Air Quality, add Community Impacts, Idling, and Air Filtration. The Sensitive Receptors section should be included in its entirety, as well as parts of the Parking Amenities for Drivers, and the Emergency Responders. Riparian Buffers sections should be incorporated into our general ordinance, not the truck specifics.

The members want cryptocurrency to be added into the Data Center requirements so that they are also covered. The Sensitive Receptors and Community Equivalent Noise Level shall be included. Dr. Bedell suggested the proposed Ordinance for Hopewell Township, which was shared from the LGAC, is a better fit for Lower Windsor's needs. Ms. Love will incorporate the sections discussed and return to the Planning Commission to review (rooftop screening, definitions, electronic waste, decommissioning, and noise). Generators should also be located on the side away from residential uses and streets.

The LED light section J(6) should be added to the Illumination Section of the Ordinance limiting the correlated color temperature not to exceed 3000K.

Dr. Bedell asked about the Agricultural Security Area update which was advertised in the newspaper. The seven (7) year update is required this year and there is a procedure that has to be followed according to the county. There has been a committee formed which will review each change, then it will be presented to the Planning Commission and the Board of Supervisors; details will follow.

Ms. Love asked the Planning Commission to think about the property maintenance issues that they have encountered. That will be presented to the Board in April and reviewed by the PC at a later workshop.

There being no additional business,
Dr. Bedell adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Monica Love
Zoning Officer