

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MARCH 27, 2025**

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, Rachel Sollenberger, and Becky Pfeiffer, Zoning Officer, Monica Love, Permits Assistant Andrea Hodge, and Supervisor Barry Strayer. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell noted that the date was incorrect in the minutes, and questioned 'paper streets' which was correct, and a second typographical error was corrected. She then made a motion to approve the meeting minutes of February 27, 2025, with those corrections. Mrs. Sollenberger seconded. Motion passed 4-0, with Mrs. Skiptunas abstaining. No minutes of the March 16, 2025, workshop were created, that was a virtual training event. Dr. Bedell noted that she will not be in attendance for the April 24, 2025, meeting.

NEW BUSINESS

Dr. Bedell noted that the Zoning Hearing case that had been on the agenda was postponed until the April 24, 2025, meeting.

OLD BUSINESS

The members moved on to the Zoning Ordinance revision.

Text in red is new, crossed out is to be removed. Editorials are highlighted yellow.

In the Definitions, starting with Specimen Tree, Osage Orange was removed from the list as an invasive species.

STEEP SLOPES

- A. Areas of **natural** land, 3,000 square feet or greater, where the grade is 15% or greater.
Steep slopes are divided into two categories: **(no further changes would be made)**

STOCKYARD

A ~~use~~ **facility** whereby livestock are kept temporarily until slaughtered or shipped elsewhere.

STORAGE

A function involving the deposition of materials, goods, products, or any combination thereof, for **long-term** safekeeping.

STREAMS

~~Naturally occurring bodies of surface water, flowing in defined beds or channels shown on the Zoning Map. Flow may be either continuous, or only during wet periods. This will be removed completely.~~

STREET

A public or private way, excluding driveways and access drives, which affords the principal means of access to abutting properties, intended to be used by vehicular traffic or pedestrians. Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, ~~viaduct~~ and any other dedicated and accepted public ~~right-of-way~~ or private right-of-way.

Arterial: A street that connects and distributes traffic to and from communities, employment centers and shopping areas, at higher speeds, with access control, channelized intersections and restricted parking.

Major Collector/Rural Major Collector: A street that connects and distributes traffic between arterial and minor Collector streets and provides access from properties and community wide activity centers or arterial roads.

Minor Collector/Rural Minor Collector: A street that serves to bring traffic from local roads to major collectors and arterials and provide service to smaller communities and link the rural areas.

Cul-de-sac: A street with a single common ingress and egress, and with a turnaround at the end.

Local/Minor Street: A street that provides frontage for access to abutting lots and carries slow speed traffic primarily having a destination or origin on the street itself.

STRUCTURE

Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land, but excluding patios, driveways, access drives, walkways and parking areas or other at-grade ~~structures~~ **construction**. All structures must meet setback requirements. (See "building.")

ACCESSORY STRUCTURE, **ACCESSORY**

A subordinate structure on a lot, the use of which is customarily incidental to that of the principal structure.

STRUCTURE, **NONCONFORMING**

A structure or portion thereof that does not comply with the applicable provisions in this Ordinance or amendment theretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of this Ordinance or amendment or prior to the application of this Ordinance or amendment to its location by reason of annexation.

PRINCIPAL STRUCTURE, PRINCIPAL

A structure which is directly involved in the ~~principal use~~ **main purpose** of the lot on which said ~~structure~~ **building or improvement** is located.

SUBDIVISION

The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwellings shall be exempt.

SWIMMING POOL

Any structure of solid materials, either below or above the surface of the ground, designed to hold water and used for the purpose of swimming, exercising, therapy, or lounging, in which the depth of water is capable of exceeding twenty-four inches.

SUBSTANTIAL ENLARGEMENT OR IMPROVEMENT

Any reconstruction, rehabilitation, addition, or other ~~improvement~~ **development** of a structure, that increases the total square footage of the structure by 50% or more, or the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.

TRACT

An area of land which may comprise the entire area or subpart of a parcel. Individual "tracts" within a parcel of land shall not be constituted separate lots for the purpose of construction, permitting, or for the purposes of this chapter. Such tracts contained within parcels shall be considered descriptive only. **Tracts separated by road rights-of-way are considered to be contiguous.**

TRACT AREA, ADJUSTED

The gross tract area minus the constrained land. **See Conservation by Design.**

UNIQUE NATURAL FEATURES AND RESOURCES

- A. **Previously undisturbed** Lands containing slopes of 25%; **and/or**
- B. Lands **containing** ~~possessing~~ wetlands.
- C. Tracts of land **within the mapped** ~~traversed by~~ **Special Flood Hazard Area, (one-hundred-year floodplain).** ~~and having the potential for water based recreation opportunities.~~

UTILITY GRADE SOLAR, SOLAR ENERGY FACILITY (SEF)

An area of land five (5) acres or more used for a solar collection system, principally to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use.

VARIANCE

The permission ~~or relief~~, granted by the Zoning Hearing Board, following a public hearing that has been properly advertised, for a particular modification to some regulation or provision of this chapter which, if strictly adhered to, would result in an unnecessary hardship, and where the permission granted would not be contrary to the public interest and would maintain the spirit and intent of this chapter.

VEHICLE FUELING STATION

~~Any area of land, including structures thereon,~~ A facility that is used for the sale of gasoline or any other motor vehicle fuel and oil and other lubricating substances, including any sales of motor vehicle accessories at retail only, but not including ~~major vehicle~~ repair, body and fender work, painting, vehicle sales or rental or vehicle washing facility.

VEHICLE REPAIR AND SERVICE FACILITY

~~A facility building~~ on a lot designed and/or used primarily for mechanical and/or body repairs, storage, rental, servicing, ~~and/or~~ supplying of gasoline, ~~fuel~~ or oil to automobiles, recreational vehicles and ~~/or other similar~~ vehicles.

Dr. Bedell suggested that Vehicle washing facility require public water.

Ms. Love noted that she would try to have the Nonconformity section ready for the April workshop.

The members requested the Township Engineer update them on the illumination and parking section of the Zoning Ordinance.

It should be noted that the airport terms in the Definitions were all moved under a subheading of 'Airport'.

There being no additional business,
Dr. Bedell adjourned the meeting at 7:42 p.m.

Respectfully submitted,
Monica Love
Zoning Officer