

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
APRIL 19, 2023**

The Lower Windsor Township Planning Commission held its workshop meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. The meeting was called to order by Chair Julia Parrish at 6:30 p.m. Present were Planning Commission members Hollis Bedell, Kelly Skiptunas, and Rachel Sollenberger, and Zoning Officer Monica Love. Marzena Wolnikowski was absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

Definitions:

Dr. Bedell suggested replacing Agricultural Equipment Machinery sales and service with Agribusiness. Discussion ended with Agribusiness being added with its own section as a use provided for. Additional uses should be included to meet the needs of the farming community, to allow them to use their property more creatively.

The proposed changes discussed:

COMMERCIAL BOARDING AND/OR RIDING ASTABLE

An establishment where horses are kept for riding or driving, or are stabled for compensation. It may be established as a principal use or as an accessory use incidental to the operation of any club, association, or similar establishment **or agricultural operation**. ~~Riding academies or~~ Boarding and/or riding stables may include indoor and/or outdoor riding rings, paddock, and other buildings and structures accessory and incidental to the principal use.

The number of animals permitted to be kept must be revised to provide a ratio of size/number by acre.

COMMERCIAL RECREATION

~~Any facility or use whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold, or fees are collected for the activity:~~

- A.—**COMMERCIAL RECREATIONAL ESTABLISHMENT - INDOOR** A **structure** ~~use or activity~~ operated as a gainful business, open to the public, for the purpose of leisure time activities, public recreation or entertainment, including, but not limited to, arcade, arena, assembly hall, bingo parlor, bowling alley, gymnasium, health clubs, miniature golf courses, skating rink, swimming pool, tennis courts, theatres, etc., when operated within a completely enclosed building. This use excludes an indoor shooting range.
- B.—**COMMERCIAL RECREATIONAL ESTABLISHMENT - OUTDOOR** A use or activity operated as a gainful business, open to the public upon open land, wholly or partially outside of a building, for the purpose of leisure time activities, public recreation or entertainment such as a swimming pool, tennis court, batting and pitching cages, go-carts and skating rinks, but also includes amusement rides or regular live entertainment. This use excludes a golf course and ~~an~~ outdoor shooting range.

COMMON FACILITIES

All the real property and improvements, owned in common by residents within the a development, which is served by the facilities. Common facilities include, without limitation, landscaped areas, buffers, greenway land not included within title lines of any privately owned lot, **stormwater management facilities**, and street rights-of-way not dedicated to the municipality.

COMMUNICATION FACILITIES

Communication antennas, buildings, structures, and towers associated with the communications industry, including wireless towers and antennas, and in accordance with the following definitions.

- A. **COMMUNICATIONS ANTENNA** Any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio service or any other wireless communication signals, including without limitation omnidirectional or whip antennas and directional or panel antennas, owned or operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes or television antennas for amateur radio equipment including without limitations ham, or citizen band radio antennas.
- B. **COMMUNICATIONS EQUIPMENT BUILDING** An unmanned building or cabinet containing communications equipment required for the operation of communication antennas. ~~and covering an area on the ground not greater than 250 feet.~~
- C. **HEIGHT OF COMMUNICATIONS TOWER** The vertical distance measured from ground level to the highest point on a communications tower, including antennas mounted on the tower.
- D. **PUBLIC UTILITY TRANSMISSION TOWER** A structure, owned and operated by a public utility electric company regulated by the Pennsylvania Public Utility Commission, designed and used to support overhead electricity transmission lines.
- E. **SMALL CELL FACILITY – See small cell facility ordinance**

COMMUNITY ASSOCIATION

A nonprofit organization comprised of homeowners **and/or** property owners, the function of which is to maintain and administer property owned in common by members of the association or by the association, to protect and enhance the value of the property owned individually by each of the members. Homeowners Associations and Condominium Associations are types of Community Associations.

CONSERVANCY LOT

A large, privately owned lot, comprising part of an area of open land. The purpose of the conservancy lot is to provide surrounding residents with visual access to greenway land, while keeping the land under private ownership and maintenance. Only a small portion of such lots may be developed; the remainder must be protected through conservation easements and used in conformance with standard for greenway land. Public access to conservancy lots is not required.

CONSTRAINED LAND

Selected **natural resource areas** listed in ~~this Article IV, Conservation by Design, chapter, 470-25.A(2)(a)[1]~~ multiplied by a protection factor and totaled. **Monica Love will talk to john Klinedinst, Township Engineer** about this definition

CONVENIENCE STORE

An establishment of 5,000 square feet or less of gross floor area, selling a variety of goods,

comprised primarily of food and beverages, generally purchased in small quantities. It is the intention of this definition not to include small grocery, specialty, or gourmet stores ~~but to include quick service retail establishments which are characterized by high traffic generation and rapid turnover of customers~~ **and which may or may not dispense fuel.**

COTTAGE INDUSTRY

An establishment primarily engaged in the on-site repair or production of goods by hand manufacturing often involving only the use of hand tools or domestic mechanical equipment, and the incidental direct sale to consumers of only those goods produced on site. Cottage industries are more intensive than a home occupation ~~although they are often~~ **and typically** accessory to a principal residential **or farm** use. Typical uses include arts and crafts such as ceramic studios, candle making shops and jewelry manufacturing; small engines repair; metalworking, blacksmith and tool sharpening shops; carriage, buggy, wagon and related accessories, manufacturing, sales and service; carpenters, electricians, plumbers, masons, other construction tradespersons; woodworking, furniture, and cabinet making shops; bakeries, butchers and similar shops; and tailor, seamstress and shoe repair shops.

DAY CARE FACILITIES (see CARE FACILITIES)

The Members discussed the Solar Ordinance, knowing that there is another type of solar project that does not require a large-scale substation, and only ties into the existing utility pole with a special transformer.

The members would like to review this and get it to the Board of Supervisors to adopt. They would like to make the Short-term Rental a stand-alone ordinance as well and get that adopted at the same time.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,
Monica Love
Zoning Officer